

FIFTH ANNUAL  
ILLUSTRATED  
CATALOGUE

OF

**S. E. GROSS**

Famous  
City Divisions  
AND  
Suburban  
Towns

150 SELECT  
SUBDIVISIONS

CONTAINING

25000 LOTS  
PRICE FROM \$100 to \$2500

500 HOUSES  
PRICE FROM \$1000 to \$5000

25 STORE BUILDINGS  
PRICE FROM \$5000  
to \$15000

ON EASY MONTHLY PAYMENTS.

**S. E. GROSS**

THE WORLD'S GREATEST REAL ESTATE PROMOTER

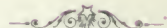
SOUTH-EAST CORNER DEARBORN & RANDOLPH STS.  
CHICAGO, ILLS. U.S.A.

30000 LOTS SOLD  
1000 HOUSES BUILT & SOLD  
16 THRIVING CITIES & TOWNS  
LOCATED BY ME IN THE  
PAST 10 YEARS

COPYRIGHT  
1891  
SAMUEL E. GROSS

Drop me a postal and I  
will call on you.

Samuel Clough,  
22 Chapin Avenue,



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COPYRIGHT.

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SAMUEL E. GROSS,  
CHICAGO.

1891.

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ORGANIZED  
1888.

SAMUEL CLOUGH,  
Insurance Broker,  
CHAPIN AVE. PROV. R. I.

The  
Guaranty  
Savings and Loan  
Association,  
Minneapolis, Minn.

Subscribed Capital, - - \$3,500,000.00

Paid in Capital, - - 400,000.00

Guaranty Fund with State, - 350,000.00

TO EACH PERSON SUBSCRIBING FOR FIVE  
SHARES OF STOCK I WILL FURNISH A COPY  
OF OFFICIAL GUIDE TO WORLD'S FAIR,  
OFFICERS.

W. E. JOHNSON, Pres. C. H. CHILDS, Vice-Pres.

H. E. FAIRCHILD, Sec'y.

ST. PAUL & MINNEAPOLIS TRUST CO., Trustee.



will call

### A WORD TO THE WISE.

Of all the important principles applied to business ventures, the one that stands for success, first, last and all the time is *Safety*.

Next to safety of course comes *Profit*. Where these elements exist, failures never come.

It is a foregone conclusion that these principles apply as forcibly to investing money or keeping it on deposit, as to any other transaction.

Special attention of conservative investors and the saving classes is therefore called to the *Full-Paid Certificates* of the GUARANTY SAVINGS AND LOAN ASSOCIATION, as *Safety, Profit and Convenience* are combined in this investment to a degree not found in any other class of monetary institutions in existence.

### SAFETY.

Greater safety is assured our investors and depositors—Because, the funds entrusted to the Association are loaned upon first mortgage improved real estate security, exclusively, as required by the law of our State. Because, borrowers begin immediately to repay their loans by making monthly payments, thereby reducing their debt and increasing the Association's security. Because, the Association has a large Guaranty Fund deposited with the State. Because, its mortgages are made non-assignable and cannot be sold or disposed of under any circumstances. Because, all officers are under heavy bonds deposited with the State, guar-



anteeing the faithful performance of their duties.

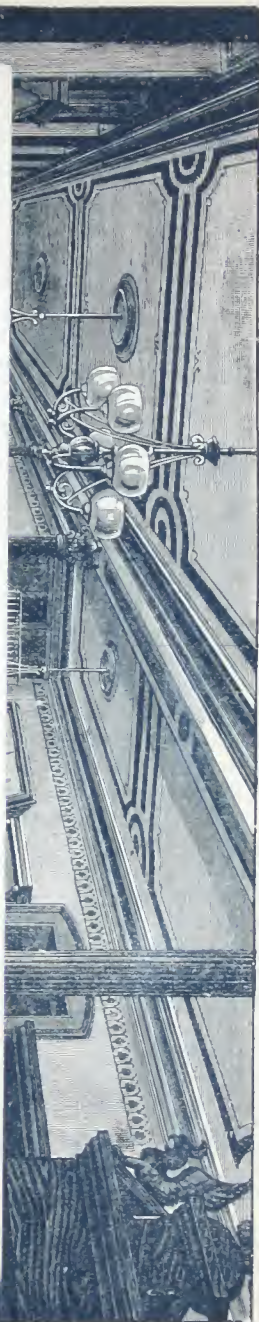
### **PROFIT.**

Full-paid certificates draw seven per cent annual interest, which is paid semi-annually on the first days of January and July. Interest coupons are attached to each certificate and can be collected through any bank. While this rate of interest is from two to three per cent more than is usually paid by other financial institutions, it is entirely consistent and safe, because under our system of loaning, the Association receives six per cent interest and seven per cent premium on every dollar of its money, which is paid monthly, with a portion of the principal and therefore is compounded twelve times each year and nets a profit of 14% to 15% per annum to the Association.

### **CONVENIENCE.**

Full-paid certificates provide a particularly convenient method for investment as all or a portion of the amount invested may be withdrawn at any time. The interest is easily collected, no delays are experienced; and while the investor has real estate first mortgage security he is relieved from delays in collection of interest, payment of principal, payment of taxes, keeping up insurance, etc., etc., all of which is given careful and prompt attention by the officers of the Association.

These are essential matters and are advantages at once appreciated by those who have had experience.



## Introductory.

**I**N presenting to Home-seekers and Investors my Tenth Annual Catalogue of Lots, Houses, Cottages and Stores for sale in my many Chicago Subdivisions and Suburban Towns, I deem it proper to inform you that I have, within the past ten years, sold more than 30,000 lots, built and sold more than 7,000 houses, and located and built 16 towns and cities.

The principal reasons that have enabled me in that period of time to build up what is admitted to be the Largest Real Estate Business in the world, are as follows:—

Many years experience enables me to select property that under my system meets with rapid sale. I select property on or near large and important thoroughfares, leading to the center of the city, and in localities that are being, or can be, rapidly developed and improved. Transportation facilities to and from the business and working centers of the city are made special features in selecting sites for my towns and subdivisions. You will find all my property convenient to, or on lines of either street or steam cars, or both, and the greater number are also located on the route of the Electric or Elevated roads now being built or projected. Before placing properties on the market, extensive improvements are made, that add to the permanent beauty and value of the property. For this reason my properties always present an attractive and pleasing appearance.

A distinguishing feature of my City Subdivisions and Suburban Towns is the rapidity with which they are built up. As soon as a Subdivision is placed upon the market I erect a large number of attractive houses of modern designs. These houses are sold on very easy terms. The material is purchased in large quantities for cash, the labor is done by the day, under the immediate and constant supervision of my superintendents and inspectors, thus enabling me to build and sell a better house for less money than others.

To purchasers of lots, loans are made with which to build, on such easy and liberal terms that the money they have been paying for rent will repay the loan within a few years. My interest does not cease when I have sold all the lots, but continues until every man who desires it, has been furnished money with which to build for himself and family "A HOME." I help the people, the people help me. I succeed, the people succeed, and cities and towns with Schools, Churches,

Stores, Fine Residences and metropolitan improvements are the results. SUCCESS has attended every enterprise undertaken by me. Unceasing energy, judicious advertising and the adoption of thorough and careful business methods have accomplished my desired purposes. It has become a recognized fact that no risks are taken by purchasers as to the future development and increase in value of property in my subdivisions or suburban towns. There is not a single instance where property sold by me has not had a steady and legitimate increase.

I subdivide and sell only my own property, therefore I am able to fulfill all promises I make and I can give my customers satisfactory terms.

For the good and fair treatment accorded the people, I refer you to the many thousands who have purchased property of me, and who are to-day living in homes of their own for which they are paying or have already paid for with ease and comfort. So liberal has been, and is my treatment, that I have never been compelled to foreclose a mortgage or sue a purchaser, and I constantly receive the hearty thanks of customers, when they call at the main office to make their payments. Their pleasant and continued greetings make my business a pleasure and confirms me in my desire to continue to furnish homes for the people on easy terms. Having by these means won the confidence, good will and patronage of the public, and owing to superior business methods and advantages, I am able to sell out a city subdivision or suburban town within a few months, that would require others years to accomplish. Therefore, I can, and do, sell my lots cheaper owing to the proportionally smaller expenses. Quick sales are the guaranty of rapid development and great increase in value of property sold. You consult your own interests when you buy of me. Knowing well the true worth of all these things, knowing well the desirability of my properties, either for homes or investment, knowing also that I have the largest amount and best located property in the market at prices and terms that can be met by any one desiring a home or investment, I cordially invite your inspection of my properties. They embrace 150 select subdivisions, additions and suburban towns, only the principal ones being described in this catalogue, located in all divisions of the city and in all directions around it, containing 24,000 lots, ranging in price from \$100 to \$2,500; 500 houses, ranging in price from \$1,000 to \$5,000; 25 store buildings, ranging in price from \$5,000 to \$20,000, aggregating over \$10,000,000.

Examine carefully the city subdivisions and suburban towns in this catalogue and call at Main Office, or at Branch Offices on the properties, where I have salesmen at all hours of the day who will cheerfully take you free to see the property, and furnish you with any additional information desired.

The enlargement of the city's boundaries has placed nearly all my subdivisions, additions and suburban towns, inside the city limits and affords them many additional advantages and accommodations, such as City Police and Fire Protection, city water, gas, paved streets, sewers, etc., etc.

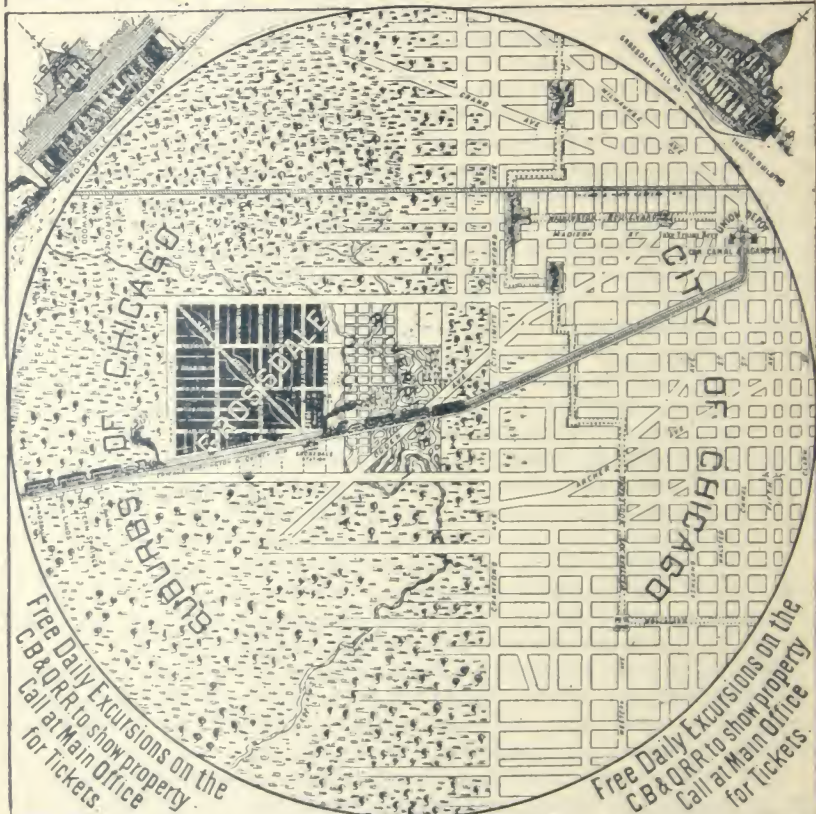
Branch Offices are located upon all subdivisions, open daily. Main Office open Wednesday and Saturday evenings to accommodate those who cannot conveniently call during the day. Free daily excursions from my Main Office to visit the property.

S. E. GROSS.



# Grossdale

IS ON THE *C. B. & Q. R. R.* JUST WEST OF AND ADJOINING THE *RIVERSIDE*  
**LOTS \$ 200 <sup>AND</sup> UPWARDS.**



**TO VISIT THIS BEAUTIFUL SUBURB** Take C. B. & Q. Trains at Union Sts., to Grossdale, Branch Office in the Theatre Building opposite depot. Open every day or call at Main Office and attend the **FREE DAILY EXCURSIONS—TICKETS FREE.**

South-east corner Dearborn and Randolph Sts.

# "MAGNETIC" GROSSDALE

## LOTS \$200 AND UPWARDS.

THE WONDERFUL SUCCESS ACHIEVED BY THIS BEAUTIFUL SUBURBAN CITY IS WORTHY A PAGE IN THE HISTORY OF THE NATION. OVER 2,800 LOTS SOLD BETWEEN JUNE 15TH, 1889 AND JULY 1ST, 1890. THE LARGEST NUMBER OF LOTS EVER SOLD AT PRIVATE SALE IN ANY SUBDIVISION IN THE WORLD IN A CORRESPONDING LENGTH OF TIME.

### LOCATION AND DESCRIPTION.

GROSSDALE, the finest suburban city on the C., B. & Q. Railroad, is but a few miles west of the City Limits, between 31st and 39th Streets, and but twenty-five minutes ride from the Union Depot. Thirty-six trains daily afford satisfactory and rapid transit morning and evening to and from the city. It is also on the line of the proposed Elevated Railroad to La Grange. A picture of the elegant new brick depot, which has been completed on the property at a cost of \$5,000 is shown on page 6. On page 7 is given a picture of the handsome hall and theatre building, fitted with stores and offices completed, and at a cost of \$10,000. Grossdale can be reached by both the Ogden Avenue and Riverside Boulevards, beautiful macadamized driveways, a delightful drive from the city through Douglas Park. It is also on the border of and adjoining the new drainage district, and will obtain its inestimable benefit without the burden of assessment or increased taxation. A romantic wooded river runs through the eastern portion of the property, adding much to the picturesqueness of this very beautiful suburb, and at the same time furnishing the very best of drainage, as all the property is at least 15 feet above the level of the water in the creek, and fully 30 feet above Lake Michigan. Land, high, dry, healthful and surrounded by a handsome park, groves, river and forest, making a landscape beautiful, picturesque and restful to the observer's eye. Twenty-four miles of sidewalk have been laid, shade trees planted in front of all lots, streets graded, Grand Boulevard macadamized and lighted by Street Lamps for its entire length, also a large three-foot main sewer in on the Boulevard, assuring purchasers good drainage. Handsome park lots, unequalled for pleasant homes, are convenient to depot, as, in fact, are all the lots. They are all large and the houses are of new and beautiful designs. Building lines and limits have been established, securing uniform lawns and fine improvements. No business buildings allowed on exclusively residence streets.

The success of Grossdale has indeed been phenomenal. 800 lots were sold the first 30 days the property was in the market. Many fine houses now built, more building every day.

### TERMS ON LOTS.

Price \$200 and upwards. Small cash payment, balance in small month's payments with long time. Interest 6 per cent. No cash payment required if you build at once. Money loaned for building. Title perfect. Complete abstract furnished free with each lot.

South-east corner Dearborn and Randolph Sts.





The Beautiful



Pressed Brick, Stone Trimmed Depot

OF THE C., B. &amp; Q. R. R.

—AT—

“MAGNETIC” ✠ GROSSDALE



The Handsomest Suburban Depot on the  
entire Line of this Railroad.

**ERECTED BY ME AT A COST OF \$5,000.**

South-east corner Dearborn and Randolph Sts.



The Handsome

# Theatre, Hall and Store Building

✠ ✠ ✠ OPPOSITE THE DEPOT ✠ ✠ ✠

—AT—

## "MAGNETIC" GROSSDALE



Completed at a cost of \$10,000

One of the Handsomest Buildings on the C., B. & Q. R. R.

—CONTAINS—

*Theatre, Hall, Offices and Stores.*

South-east corner Dearborn and Randolph Sts.

# A Wonderful Scene of Activity

IS PRESENTED

## Every Grossdale Excursion Day

IN THE

CHICAGO, BURLINGTON & QUINCY DEPOT,  
Cor. Canal and Adams Sts.



Ofteentimes on these days 2000 people have secured Free Tickets and passed the gate-keepers in the short space of

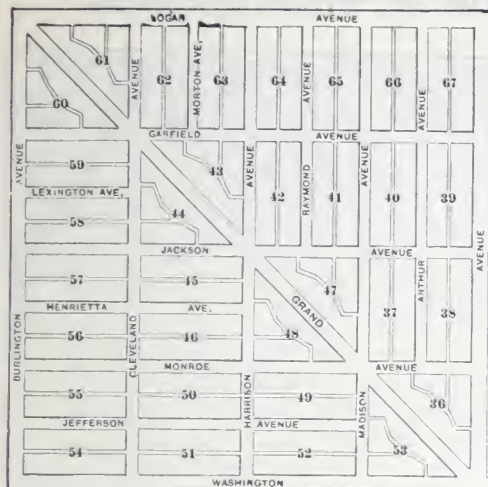
**ONE HOURS TIME,**

proving the excellent facilities of the Road for handling Suburban Traffic.

South-east corner Dearborn and Randolph Sts.

# MAP OF GROSSDALE

Showing Plan of Subdivision.



A  
Beautiful City  
IS RISING  
Like Magic  
UPON THIS  
Superb Property.

HANDSOME HOUSES.

**FINE STORES,**

The Very Best and Most Approved Class of  
Improvements, and

Lots **\$200** and  
Only **\$200** Upward.



I have at my office plans of over 400 Handsome  
Houses, Cottages and Stores, the use of which I ten-  
der my customers **FREE.**

**Money Loaned to Build or Houses Built to Order.**

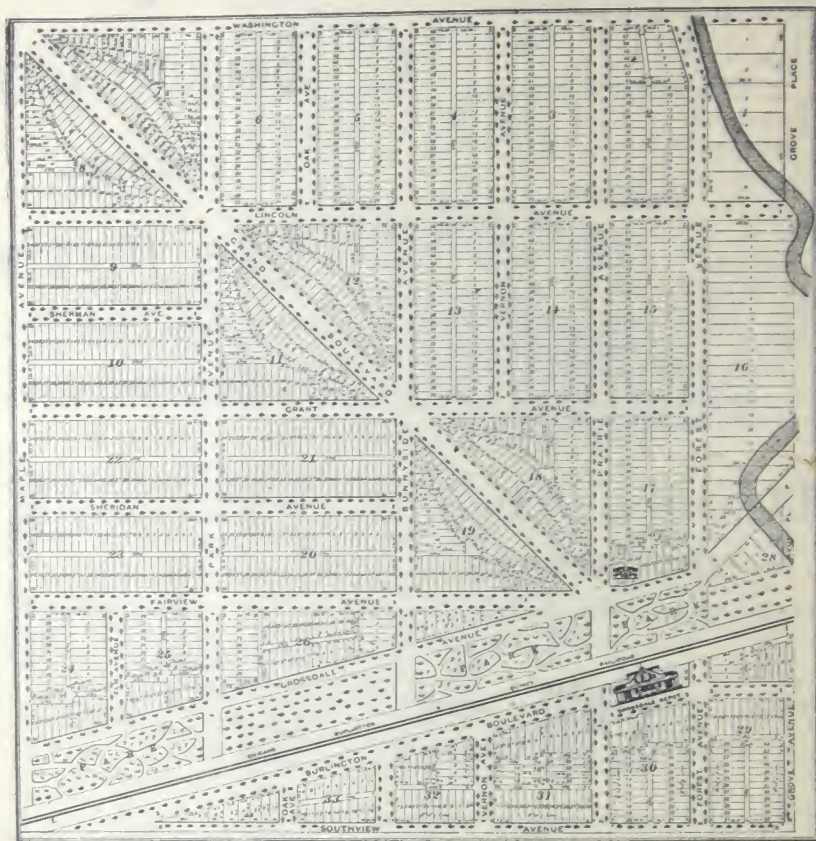
South-east corner Dearborn and Randolph Sts.



# PLAT OF GROSSDALE,

*Showing Blocks 1 to 35.*

**BUSINESS LOTS IN BLOCKS 17, 18 and 19.**



## HANDSOME BUSINESS AND RESIDENCE LOTS.

On Grand Boulevard, a beautiful 80 foot macadamized and sewered street extending through the property and lighted for its entire length by street lamps.

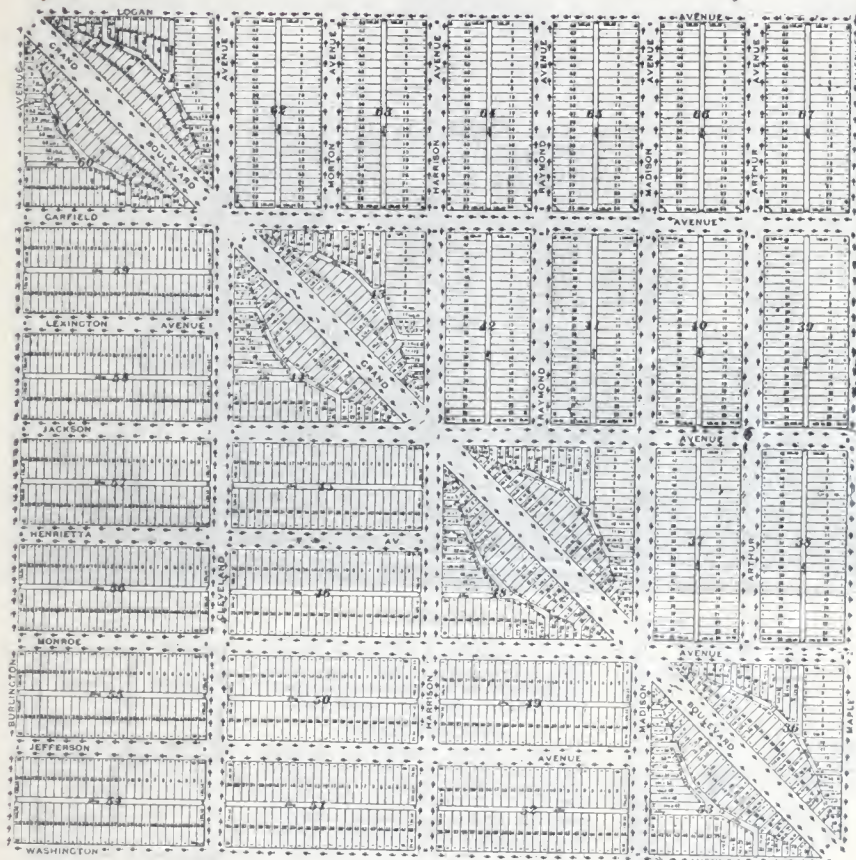
**ONLY 100 LOTS LEFT FOR SALE IN THESE BLOCKS.**

South-east corner Dearborn and Randolph Sts.

# PLAT OF GROSSDALE,

*Showing Blocks 36 to 67.*

**BUSINESS LOTS IN BLOCKS 36 and 53.**



Grand Boulevard Macadamized, sewered and lighted by street lamps for its entire length.

*ONLY 250 LOTS LEFT FOR SALE IN THESE BLOCKS.*

South-east corner Dearborn and Randolph Sts.



# ONE OF MY GROSSDALE HOUSES.

PRICE WITH 50 FEET OF GROUND \$4650.



## LOCATION.

This property fronts East on Grand Boulevard between Grant and Lincoln Aves., and is one and  $\frac{1}{4}$  blocks from the Grossdale Depot, (see plat of property on page 10).

## DESCRIPTION.

This house contains 8 rooms with pantry, china closets, clothes closets and all modern improvements. It is built in the very best manner and is handsomely finished throughout. 50x125 or 75x125 feet of ground can be had if desired.

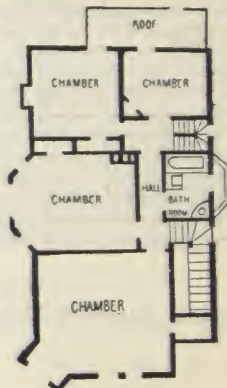
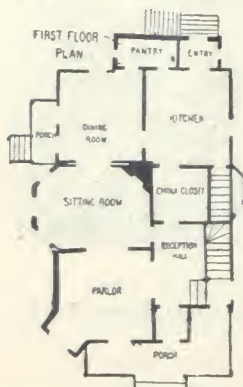
## TERMS.

Prices \$4,650, with 50 feet of ground, \$500 Cash, Balance on long time, easy monthly payments.

Branch Office and How to Get There.

Branch Office in Theatre Building opposite Grossdale Depot, open every day. Take C., B. & Q. Trains

from Union Depot, Corner Canal and Adams Streets. Free Daily Excursions from Main Office to show property.



South-east corner Dearborn and Randolph Sts.



# ONE OF MY GROSSDALE HOUSES,

PRICE WITH 50 FEET OF GROUND, \$4400.



## LOCATION.

This property fronts east on Grand Boulevard, between Lincoln and Washington Aves.,  $2\frac{1}{2}$  blocks from the Grossdale Depot. See plat of property on page 10.

## DESCRIPTION.

This house contains 7 rooms with pantry, china closets, clothes closets, storeroom and all modern improvements. It is built in the very best manner, and is handsomely and substantially finished throughout. Two lots, each  $25 \times 125$  feet, or three lots,  $25 \times 135$  each, can be had as desired.

## TERMS.

Price \$4400 with two lots. \$500 cash, balance on long time, easy monthly payments.

Branch Office and How to Get There.

Branch Office in Theatre Building, opposite Grossdale Depot. Open every day. Take C. B. & Q. trains from Union Depot, corner Adams and Canal Streets. Free daily excursions from Main Office to show property.



South-east corner Dearborn and Randolph Sts.

# PLAT OF GROSSDALE!

Showing Blocks 69 to 92.

A Portion of Blocks 1 to 35 given to show location of  
blocks 69 to 84.

**700 BEAUTIFUL RESIDENCE LOTS**  
OFFERED FOR THE FIRST TIME.

**ADDITION OF 150 LOTS SOLD IN 5 DAYS.**

**3rd ADDITION TO GROSSDALE.**

**700 BEAUTIFUL RESIDENCE LOTS**

Sannyside Avenue

and Ogden Avenue

Are Beautiful Macadamized Driveways,  
OFFERING EXCEPTIONALLY FINE  
SITES FOR HANDSOME  
RESIDENCES.

South-east corner Dearborn and Randolph Sts.



# The Longest Passenger Trains

EVER LEAVING THE UNION DEPOT,

Cor. Canal and Adams Sts., have been

S. E. Gross' Palace Excursion Trains

—TO—

## "Magnetic" Grossdale.



Carrying hundreds of people to view this

### Most Delightfully Picturesque City.

South-east corner Dearborn and Randolph Sts.



# "Magnetic" Grossdale.

JUNE 15, 1888—A Fine Field of Corn.

JUNE 15, 1889—Lawn Grass Sown, Streets Laid out and graded, Sidewalks Built, Shade Trees Planted and Lots First Offered For Sale.



The above picture made from Photos taken on the Property.

JUNE 15, 1890—OVER 2500 LOTS SOLD.

*Lots Sold one year ago for \$150 and \$175*

*Now Reselling for \$300 to \$350.*

South-east corner Dearborn and Randolph Sts.

**ONE OF MY GROSSDALE HOUSES.***PRICE with 50 feet of ground, \$4,300.***LOCATION.**

This property fronts south on Fairview Ave., between Sunyside and Park Aves., and is one and one-half blocks from the Grossdale Depot (see plat of property on page 10)

**DESCRIPTION.**

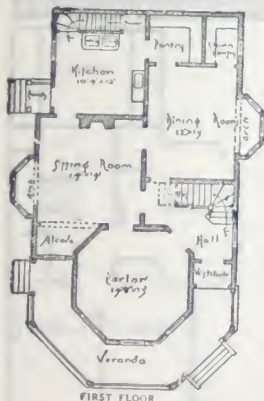
This house contains 9 rooms with pantry, china closets, clothes closets and all modern improvements. It is built in the very best manner and is handsomely and substantially finished throughout. 50x125 or 75x125 feet of ground can be had if desired.

**TERMS.**

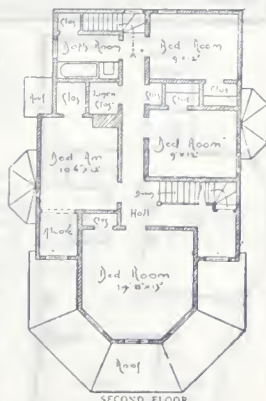
Price \$4,300 with 50 feet of ground, \$500 cash, balance on long time, easy monthly payments.

**BRANCH OFFICE AND HOW TO GET THERE.**

Branch Office in Theatre Building opposite Grossdale Depot. Open every day. Take C., B. & Q. Trains from Union Depot corner Adams and Canal Sts. Free Daily Excursions from Main Office to show property.



FIRST FLOOR



SECOND FLOOR



# ONE OF MY GROSSDALE HOUSES, PRICE WITH 50 FEET OF GROUND \$4500.



## LOCATION.

This property fronts west on Grand Boulevard, between Lincoln and Washington Aves., 2½ blocks from the Grossdale Depot. (See plat of property on page 10)

## DESCRIPTION.

This house contains 7 rooms with pantry, china closets, clothes closets, storeroom and all modern improvements. It is built in the very best manner, and is handsomely and substantially finished through out. 50x125 feet, or 75x125 feet can be had if desired.

## TERMS.

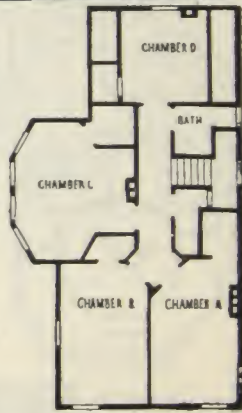
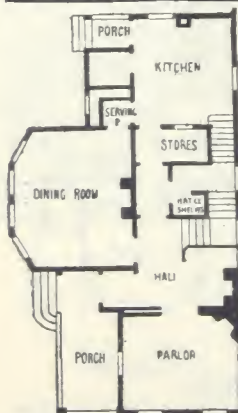
Price \$4500. \$500 cash, balance on long time, easy monthly payments

Branch Office and How to Get There.

Branch Office in Theatre Building, opposite Grossdale Depot.

Open every day. Take C. B. & Q.

trains from Union Depot, corner Canal and Adams Streets. Free daily excursions from Main Office to show property.



South-east corner Dearborn and Randolph Sts.



## ONE OF MY GROSSDALE HOUSES.

PRICE WITH 50 FEET OF GROUND \$4550.

**LOCATION.**

This property fronts south on Grant Ave., between Park and Maple Aves., and is three and one-half blocks from the Grossdale Depot. (See plat of property on page 10)

**DESCRIPTION.**

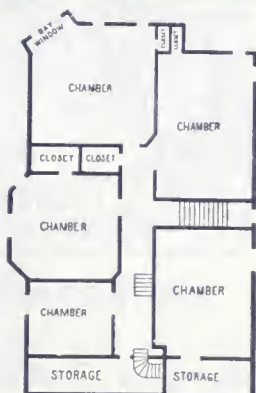
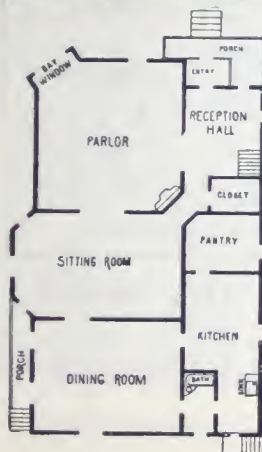
This house contains 10 rooms with pantry, closets, bath room and all modern improvements. It is built in the very best manner and is handsomely and substantially finished throughout.

**TERMS.**

Price with 50 feet of ground \$4550; \$500 cash, balance long time and monthly payments, 75x125 feet can be had if desired.

Branch Office and How to Get There.

Take C. R. & Q. trains from Union Depot, corner Canal and Adams sts. Branch Office in Theater Building, opposite depot. Call at Main Office and you will be taken free.



South-east corner Dearborn and Randolph Sts.

**A PROMINENT FEATURE**  
OF S. E. GROSS'  
**GRAND FREE EXCURSIONS**

are the accomodations for entertaining and caring  
for Excursionists

**LARGE PAVILIONS ARE ERECTED**  
with Ample Seating Capacity Protecting  
Excursionists from the Weather.



**ENTERTAINING SPEECHES ARE MADE**  
AFTER WHICH  
Ample Time is given for Inspection of  
the Property.

South-east corner Dearborn and Randolph Sts.



OUR NEW EASY METHOD OF BUILDING

SOUTH-EAST CORNER DEARBORN & RANDOLPH STS.

THE HOME COMPLETED

WINTER HOMES

ONLY 10 MINUTES FROM THE CITY

PLACING THE CORNER STAKES

PLANTING TREES

SUMMER HOME BUILDING

PROSPECTING

VIRGIN SOIL.

LOCATING TOWNS & CITIES, ENTERPRISES, SUBDIVIDING LANDS INTO LOTS, AND BUILDING HOUSES, 12 TOWNS & CITIES LOCATED, 18000 LOTS SOLD, 5000 HOUSES BUILT, SINCE YEARS.

**S.E. GROSS**  
S.E. (or Dearborn & Randolph) STS.  
CHICAGO.

Scenes Illustrating

**LOTS \$650 AND UPWARDS.**

**DAUPHIN PARK**

**S. E. GROSS' NEW IDEAL CITY**

**ONLY ONE TENTH CASH REQUIRED**

**800 CHOICE LOTS.**

**AND \$650 AND UPWARDS.**

**ON THE ILLINOIS CENTRAL R.R.**

**BALANCE IN MONTHLY PAYMENTS AND LONG TIME.**

**Map Showing Location of Dauphin Park**

**WORLD'S FAIR SITE**

**SEE LOCATION OF PROPERTY**

**DAUPHIN PARK**

**LAKE MICHIGAN**

**LAKE**

**PARTIES TAKEN FREE any time in the day,**

From my Main Office, to see property. Branch Office at the Property in the depot.

South-east corner Dearborn and Randolph Sts.



# DAUPHIN PARK

THE "IDEAL" RESIDENCE SUBDIVISION

—OF THE—

.....: SOUTH SIDE : .....

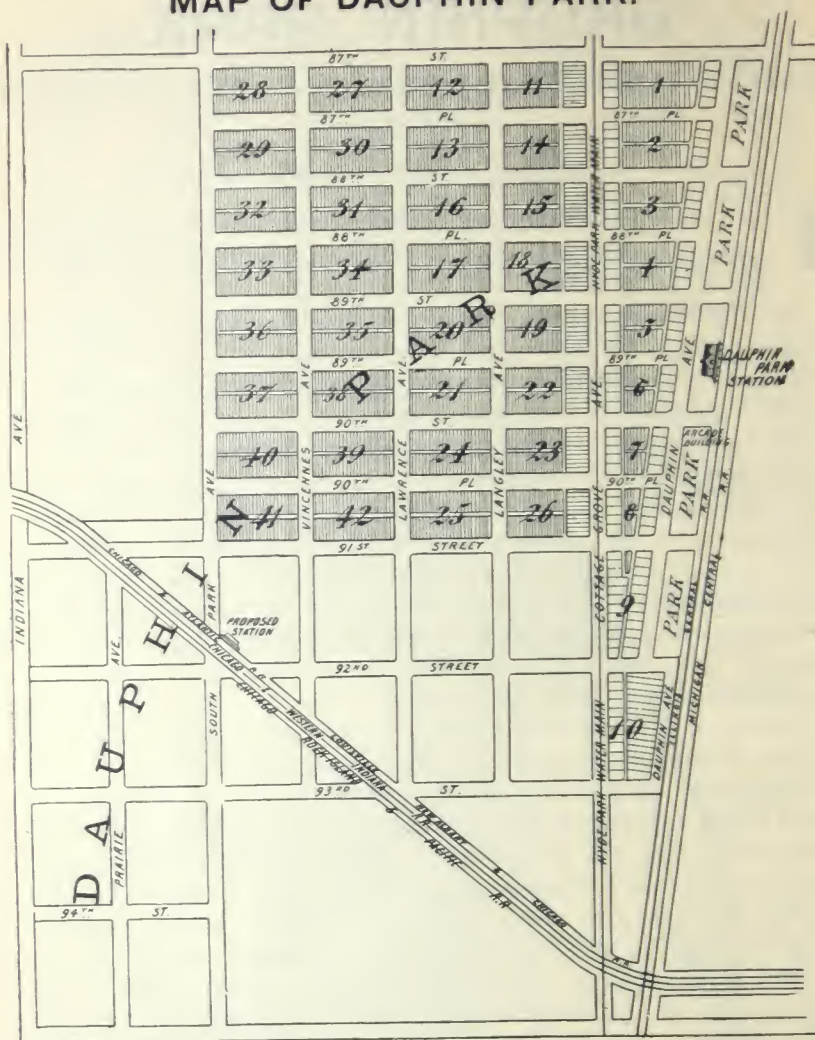
**I**S thirty minutes ride from the Randolph Street depot of the Illinois Central Railroad, between 87th and 93rd Streets, west of the Railroad and separated from it by a Beautiful Park.

I have designed this spot to be in every particular a first-class residence district, and to insure the carrying out of this intention I have established building lines and limits for buildings, which will meet the approval of all purchasers and will best preserve the natural beauty of the spot. You will find a most liberal scale of improvements, embracing large water mains on Cottage Grove Avenue, sidewalks on all streets, handsome shade trees in front of all lots and streets finely graded. The I. C. R. R. Co. have completed, at a cost of \$4,000 a handsome depot building on the property at 90th Street. The houses already completed are very pretty all being of new and modern designs. The property is high and undulating and the purest of air, the best of water and every city convenience is assured all residents. The northern boundary of Dauphin Park is the southern boundary of the Drainage District. Residents here will reap all the advantages to be derived from this great \$20,000,000 improvement but will not be called upon to pay for it. Transportation facilities are unsurpassed, besides the Illinois Central Railroad, the proposed route of the Elevated Road, runs on the north, and two blocks south of the southern boundary is the crossing of the Chicago, Rock Island & Pacific, the Chicago & Western Indiana, the Louisville, New Albany & Chicago and the Chicago & Atlantic roads. The Calumet Electric Railroad, now almost completed, traverses the subdivision on 91st Street and Cottage Grove Avenue. These facilities, more than are offered by any other subdivision on this line of the Illinois Central Railroad leave nothing to be desired. It is embraced in the territory recently annexed to the City, and therefore has police and fire protection, the station being but two blocks south of the property. Summing it all up Dauphin Park possesses every advantage that can possibly be desired and people who wish to put their money into a home can find no more attractive property on the I. C. R. R. Schools, stores, churches now within 2, 3 and 4 blocks. It is confidentially predicted that Dauphin Park will have a population of 10,000 people within five years.

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South-east corner Dearborn and Randolph Sts.

## MAP OF DAUPHIN PARK.



## DAUPHIN PARK

Comprises in all about 400 acres, lying between 87th and 93rd Streets on the north and south, and Indiana Avenue and the I. C. R. R. on the east and west.

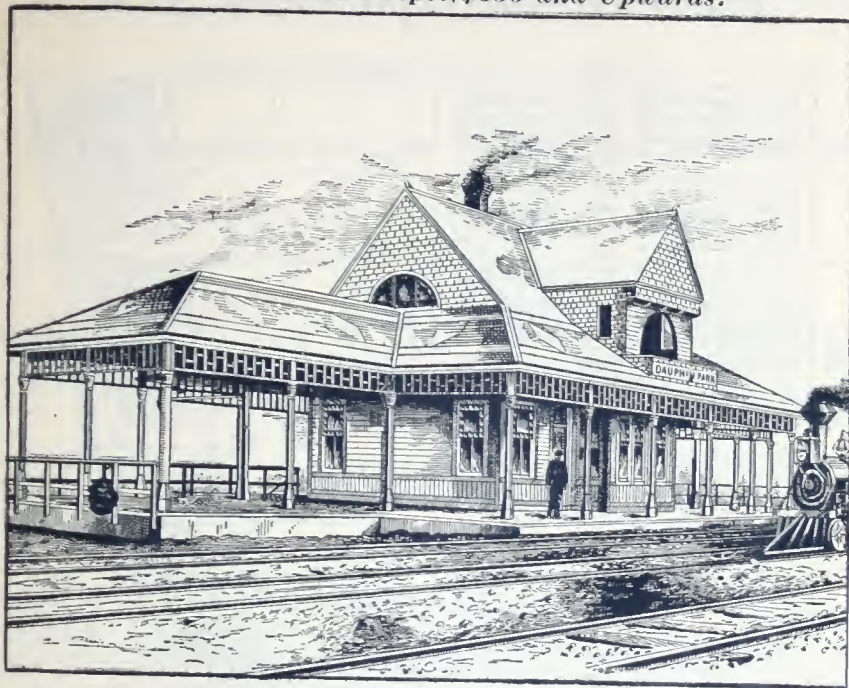
The above map shows that portion of the property now subdivided into lots. Blocks 1 to 26 inclusive contain the first lots placed on the market and are entirely sold out. Blocks 27 to 42 inclusive are now in the market and embrace the more choice lots of the subdivision.

South-east corner Dearborn and Randolph Sts.



## DAUPHIN PARK DEPOT.

*Choice Lots near Depot, \$650 and Upwards.*



### DAUPHIN PARK.

Dauphin Park comprises in all about 400 acres. Plat given on page 24 shows the property that has been sub-divided into lots.

#### IMPROVEMENTS MADE AND TO BE MADE.

1. Water pipes now in on Cottage Grove Avenue and several other streets.
2. Sidewalks on all streets.
3. Handsome shade trees in front of each lot.
4. All streets finely graded.
5. An elegant \$4,000 depot on the property.
6. A beautiful Arcade Building, with stores and hall, is proposed.

#### ADVANTAGES.

1. Only thirty minutes ride to the centre of the city. Trains every ten minutes, morning and evening.
2. Fifty-nine trains daily on the Illinois Central R. R.
3. All lots convenient to depot. No long walks.
4. Land high, dry and healthful.
5. A beautiful park along the Illinois Central R. R. adds greatly to the beauty of the place. This is the only suburban on the Illinois Central having its own park front.
6. The building lines established secure uniform lawns in front of houses.
7. The building limits made insure first-class improvements.
8. No stores or business houses permitted on exclusively residence streets.

#### TERMS.

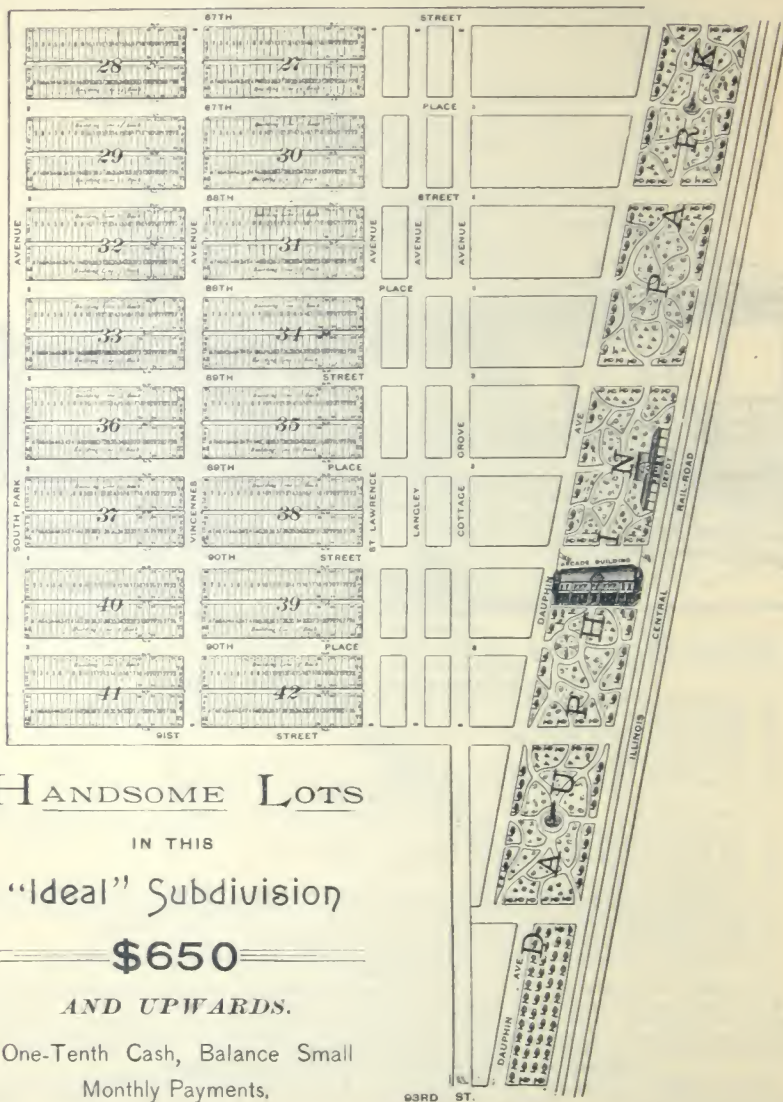
Price \$650 and upwards. Cash payments as low as \$65 and monthly payments as low as \$15. 6 per cent. interest. No cash payments required if you build at once. Money loaned for building. I have in my office the designs of 400 beautiful villas and suburban homes, from which you can make your selection, and a house will be built for you on very reasonable terms, or you can build from them yourself.

#### BRANCH OFFICE AND HOW TO GET THERE.

Branch Office in the depot on the property. Open every day. Take Illinois Central trains to Dauphin Park. Parties taken free at any time in the day from my main office to see the property.

South-east corner Dearborn and Randolph Sts.

# Plat of Dauphin Park.



## HANDSOME LOTS

IN THIS

"Ideal" Subdivision

**\$650**

AND UPWARDS.

One-Tenth Cash, Balance Small  
Monthly Payments,

South-east corner Dearborn and Randolph Sts.



# THE CALUMET ELECTRIC ROAD

Will exert a wonderful influence on values here

 Buy Now While Lots are Selling at the Acre Rate. 

SECURE FOR YOURSELF THE INCREASE.



TERMS ON LOTS:

\$50 Cash, Balance Monthly Payments  
of \$15 and Upwards.

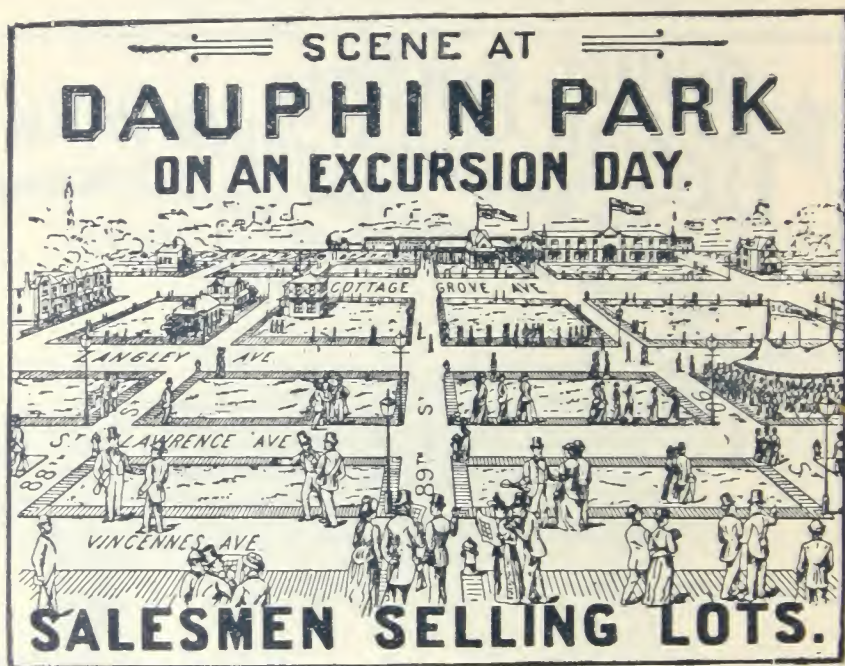
Money Loaned to Build. Houses Built to Order.

South-east Corner Dearborn and Randolph Sts.

# This Superb Property

**OFFERS BETTER ADVANTAGES**


And more of them than any other Subdivision on this Branch  
of the Illinois Central Railroad.



THE NEW ADDITION TO

## DAUPHIN PARK

*Lies between Cottage Grove Ave. and State St. the  
principal Business Streets of the South Side.*

 Cable Lines, Elevated and Electric Roads soon to be  
extended past the property.

South-east corner Dearborn and Randolph Sts.



# The Grand Free Inspection Excursions

—TO—

## "IDEAL" DAUPHIN PARK

Given by S. E. GROSS, to prospective purchasers of Real Estate, have become famous for their good management



## THE LARGEST NUMBER OF LOTS

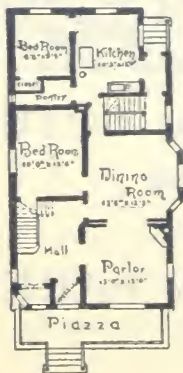
EVER SOLD IN A SINGLE DAY IN ANY SOUTH  
SIDE SUBDIVISION.

## WERE SOLD IN DAUPHIN PARK

ON EXCURSION DAYS.

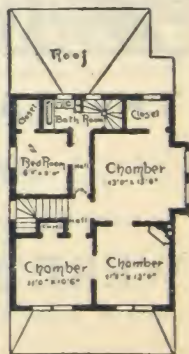
South-east corner Dearborn and Randolph Sts.

## DAUPHIN PARK HOUSE.



This house can be built at Dauphin  
Park for about \$4,000.

*MONEY LOANED PURCHASERS OF LOTS  
FOR BUILDING.*



South-east corner Dearborn and Randolph Sts.



**LINCOLN AVENUE BLOCK.****PRICE \$16,000****LOCATION.**

I have built a business block like the above on my subdivision, corner Lincoln Ave. and Herndon St., near depot of the Evanston Division of the C., M. & St. P. R. R., where I have sold over 500 houses and lots. The Lincoln Avenue street cars pass the property.

**DESCRIPTION.**

This block contains three double-front stores, fronting on Lincoln Ave. and on Herndon St., and three nice flats on second floor, all well rented. THIS IS A **SPLENDID INVESTMENT.**

**TERMS**

For terms and particulars call at Main Office.

**South-east corner Dearborn and Randolph Sts.**

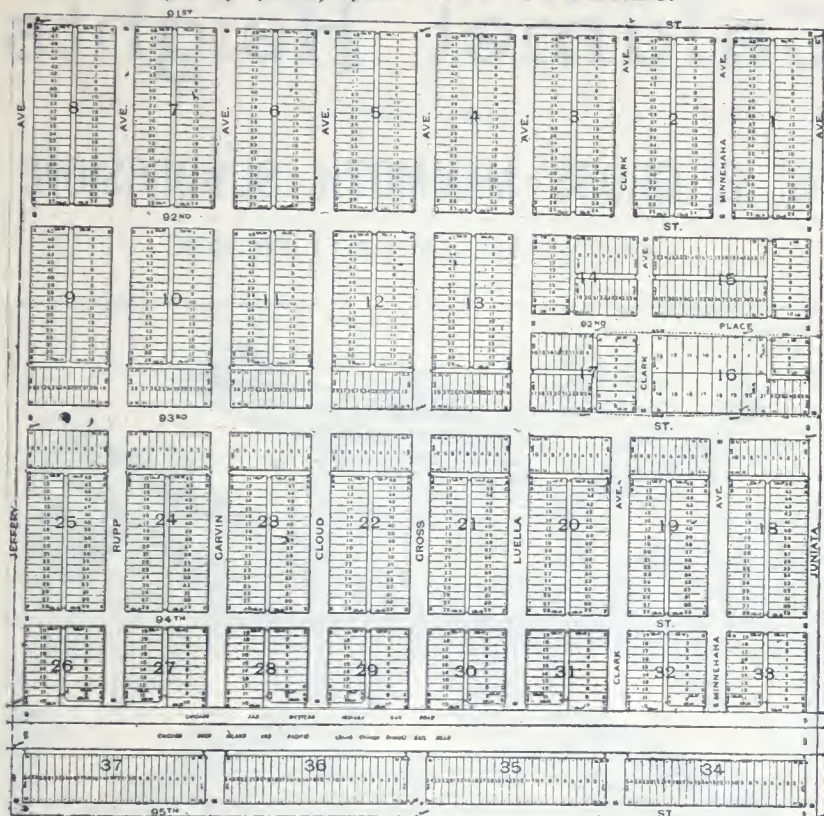




# PLAT OF CALUMET HEIGHTS.

## Beautiful Residence and Business Lots,

### \$450, \$500, \$650 AND UPWARDS.



**C**ALUMET HEIGHTS is the name given to the crest of a large elevated plateau just west of and adjoining South Chicago. It comprises 160 acres of land subdivided into 1400 beautiful residence and business lots. The property is covered with a forest of grand old oak trees, and in natural beauty excels all property in this portion of the City of Chicago.

### OVER 800 LOTS NOW SOLD,

Many handsome residences built and occupied. The Calumet Electric R. R. crosses the property on 93rd Street, furnishing rapid, cheap connection with all the southeastern portion of the city. The South Side Elevated Road now building propose to have a station on this property. Nature has fitted Calumet Heights for residences for those in search of a home away from the smoke and turmoil of the city, and I propose to make it one of the healthiest and finest suburbs of Chicago.

### 140 SUBURBAN TRAINS DAILY

Furnish transportation facilities.

### TERMS:

\$40 to \$100 cash, balance monthly and long time. Money loaned for building.  
Branch office on the property. Open every day. Take Illinois Central, or Pittsburgh & Fort Wayne, or Lake Shore & Michigan Southern trains to South Chicago, then take Calumet Electric R. R. to office door, or call at Main Office for free trip.

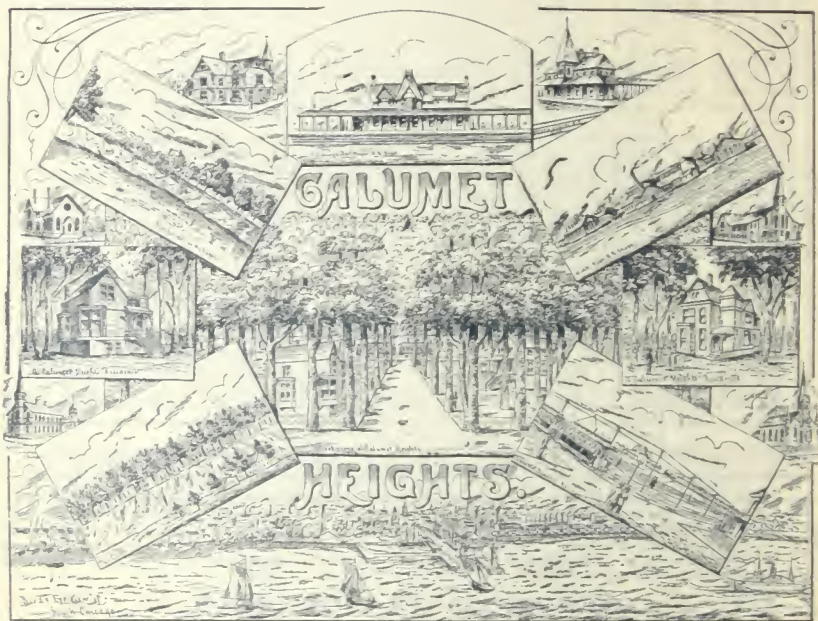
South-east corner Dearborn and Randolph Sts.

# VIEWS IN Calumet Heights

AND VICINITY.

S. E. GROSS' MAMMOTH SUBDIVISION,

*JUST WEST OF SOUTH CHICAGO.*



The Calumet Electric Railroad now built and in operation runs through this subdivision on 93d Street.

The most Desirable Residence Property in the Vicinity.

South-east corner Dearborn and Randolph Sts.



# DESCRIPTION

— OF —

## ✻ CALUMET HEIGHTS ✻

Calumet Heights embraces the 150 acres of high table land between 91st St. on the north, 95th St., on the south, Juniata Ave. on the east and Jeffrey Ave. on the west, about  $\frac{1}{2}$  mile west of South Chicago and  $10\frac{1}{2}$  miles southeast of the Court House and City Hall. From the business center of the city it is reached by the Illinois Central, the P. F. W. & C., the L. S. & M. S. Railroads and is directly connected with the large manufacturing industries of the Calumet region by the Calumet Electric Railroad which runs through the property on 93rd St. The P. F. W. & C. R. R. proposes to erect a suburban depot three blocks from the property at an early date.

The property is exceptionally well favored in its location, Jeffrey Ave. being a  $\frac{1}{2}$  section line, Juniata Ave. a section line, Gross Ave. a  $\frac{1}{4}$  section line and 95th St., being the greatest street in Chicago, extending nearly in a direct line either as a street or prominent country road across the State of Illinois, a distance of about 150 miles.

In topography Calumet Heights is the Kenwood of South Chicago, being covered with a beautiful growth of grand old oak trees.

It is the most picturesque residence district in all the Calumet region.

Standing at any of the intersecting streets of the subdivision, you are presented with a panoramic view strikingly beautiful. To the north and in plain sight will be erected the World's Fair buildings, with their towers and cupolas, to the east and south, rearing their giant smoke stacks against the distant horizon, are the mammoth manufacturing industries of South Chicago Cummings, Whiting, Ind., Colehour, Hegewisch and Irondale. Southward, and a little farther west, in plain view, nestles world famous Pullman on the bank of the Calumet Lake, whose placid, silvery surface adds much to the beauty of the view. Westward are the great Nickel Plate R. R. Shops, beyond which is seen Dauphin Park, now rapidly building up, with a fine class of residences.

It is little that nature has left for the hand of man to do in increasing the beauty of this favored spot, but what can be done has been or is being rapidly pushed to completion. Streets graded, sidewalks and crossings laid, trees felled here, transplanted there and all small underbrush cut out.

Calumet Heights is certainly a most desirable residence district, inasmuch as it is from 15 to 35 feet above surrounding property; it is covered with natural growth timber and is far enough from all factories and shops that no inconvenience will ever be experienced from dust, smoke and the ceaseless noise of the industries of this great manufacturing district. It will be the residence district of the elite of South Chicago, who will naturally desire the very best property to be had, and Calumet Heights has no equal. The limited amount of high land in this region makes it very valuable, and at the prices asked there is not a single lot in the subdivision that is not a genuine bargain either to a homeseeker or an investor.

That South Chicago is destined to be one of, if not the greatest manufacturing districts in the world is not doubted by those informed as to her wonderful resources and the success achieved in the past few years. That Calumet Heights contains the very best residence property in the district is well known, and that it will contain the very best residences in the district is conceded by all people familiar with its location and advantages. The territory of South Chicago contains about 5,000 acres of land lying on both sides of the Calumet River. The population, including Colehour and Cummings, is now estimated to

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South-east corner Dearborn and Randolph Sts.

be between 40,000 and 50,000. The people are an industrious and thrifty class. In 1870 the settlement here comprised but a few shanties and dwellings occupied only by fishermen, hunters and trappers. There were no roads, no improvements, no bridges, no railroad stations or offices, no churches or schools. Since that time the U. S. Government recognizing the possibility and advantages offered by the Calumet for fine harbor, have expended over \$250,000 in widening the channel entrance to 300 feet and deepening it enough to allow free entrance to the largest lake craft, converting it into the best, most capacious and most accessible harbor on the great chain of lakes, with no less than 40 miles of river frontage. Public spirit and private enterprise have kept even pace, and a splendid city is the result. Seven large public school buildings, twenty-two self-supporting churches of all denominations. Ample police and fire protection, the principal streets of the town handsomely improved and sewered. The water supply is drawn from the City Water Works, and Electric Lights and Gas are supplied by local companies.

The railway facilities of South Chicago are unsurpassed, the Belt Line System in addition to the trunk lines furnishing every facility desired in railroad transportation by manufacturers or shippers, every railroad in Chicago having direct connection.

A quarter of a century ago any man would have been thought insane who would have said that Chicago with her scant 120,000 population would exceed 1,200,000 in 1891.

Yet the prospect then was much more adverse to the accomplishment of the result than are the present prospects for the speedy development of South Chicago and the Calumet region into the great industrial annex of the Imperial City—Chicago.

It is to Chicago what Sheffield, Birmingham and Manchester are to England, employing a wealth and power capable of propelling the commerce of the seas or driving the manufactures of a continent.

There are many tangible reasons for saying that no quarter of Chicago has made such rapid, substantial progress in the past few years as has the Calumet region. Factory after factory, industry after industry, both large and small, have located here bringing a heavy increase in the population. During the next year many more will commence operation within South Chicago borders, adding thousands to her people.

It means much when an extensive manufactory shuts up its establishment in another city and comes to South Chicago. When a prosperous manufacturer, with works in any city and branches all over the country, decides to increase his facilities and locates a new plant in South Chicago, instead of increasing the capacity of his present works, it means simply that South Chicago offers better facilities, better opportunities for money making and the conduct of a successful business.

As straws show the direction of the wind, these factories coming to this point indicate the great future prosperity of the district and warrant to the real estate investor a promising field for profit. Manufactories have come, are coming and hundreds more will steadily follow. Hence real estate values will increase steadily, rapidly and surely, not alone manufacturing sites, but business and residence sites as well and in corresponding proportion. Proprietors and managers and the highest paid employees will desire the best residence property to be had. They will be in a position as far as money is concerned to secure that which they desire, and Calumet Heights offering it there is no power that can prevent its being as above said, the Elite Residence District of the greatest Manufacturing and Industrial Centre of the world.



## ONE OF MY CALUMET HEIGHTS HOUSES.

PRICE \$3 200.



## LOCATION.

At Calumet Heights, on Clark Ave., between 93d and 94th Sts. (see plat of property on page 33)

## DESCRIPTION.

These houses are two-story frame with brick basement, and contain 6 rooms, closets, bath room, water closets, hot and cold water, and are handsomely finished throughout.

## TERMS.

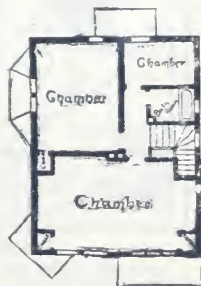
Price \$3,200; \$300 cash, balance monthly payments and long time.

## BRANCH OFFICE AND HOW TO GET THERE.

Branch Office on the property. Open every day. Take Illinois Central, Pittsburgh & Fort Wayne, or Lake Shore and Michigan Southern trains to South Chicago, or call at Main Office for free trip.



FIRST FLOOR.



SECOND FLOOR.

South-east corner Dearborn and Randolph Sts.

# GROSS PARK LOTS

ON EASY  
PAYMENTS

**\$600**

AND  
UPWARDS

FARE THE ONLY LOTS IN CHICAGO AT THE PRICE FARE

**5¢**

HAVING CITY SEWERS, CITY WATER, 2 LINES OF STREET CARS WITH A 5 CENT FARE.

The Clybourn Avenue and Lincoln Avenue Lines both run to the Property.

Gross Park is also reached by the C. & N.W. R. R. in 18 Minutes.

**5¢**



## BRANCH OFFICES AND HOW TO GET THERE.

Branch Offices are located as follows: At the corner of Wood and Melrose Sts. To reach this office take Lincoln Ave. cars to Belmont Ave. Branch office on property, located at Cor. Roscoe Boulevard and Leavitt Sts.; to reach this office take Lincoln Ave. car and transfer to Roscoe Boulevard car and get off at Roscoe Boulevard and Leavitt St. or take C. & N.W. R. R. train to Gross Park and go two blocks west and three blocks North to branch office cor. of Leavitt St. and Roscoe Boulevard. Both offices open every day. Parties taken free, at any time in the day, from my office to see property.

South-east corner Dearborn and Randolph Sts.



# GROSS PARK LOTS

ONLY \$600 AND UPWARDS.

THE ONLY NORTH SIDE LOTS IN CHICAGO AT THE PRICE HAVING CITY SEWERS, CITY WATER, TWO LINES OF STREET CARS, CONNECTING WITH CABLE CARS, **FARE FIVE CENTS**, ALSO STEAM CARS 18 MINUTES RIDE FROM WELLS ST. DEPOT.

## Location and Description.

**T**HIS subdivision is bounded by Robey Street on the East, Western Avenue on the West, Cornelia Street on the North, and School Street on the South, far inside the city limits and only 4 miles from the Court House. The Roscoe Boulevard extension of the Lincoln Avenue Street Cars run through the centre of the subdivision on Roscoe Boulevard, connecting with the cable cars at Wrightwood Avenue—Fare all the way down town only Five Cents.

Over 300 lots sold and many houses now built. Frame houses can be built if desired. I have sold over 1,500 lots in this and adjoining subdivisions in the past few years.

Just east of my present Gross Park subdivision is the first property subdivided by me at Gross Park 6 years ago. It was at that time a cabbage field, one mile north of the city limits, and more than a mile from the nearest street car line. To-day it is far inside the limits enjoying the finest advantages, privileges, accommodations and is almost solidly built up with fine, substantial stores, residences, churches, schools, etc.

To illustrate the rapid increase in values here owing to the improvements made by me and my purchasers, the real estate records will suffice, showing residence lots sold by me at \$450 and \$500 as being now worth \$1,000. Business lots sold by me for \$600 now worth \$2,000. The addition now in the market offers property equally as good for proportionate increases. All lots are convenient to street cars, steam cars, have fine improvements made by me, also city improvements and advantages, and are very desirable as home sites.

## TERMS ON LOTS.

Price, \$600 and upward. One-tenth cash, balance in small monthly payments, long time. No cash payment required if you build at once. Money loaned for building or houses built to order.

## Branch Office and How to Get There.

Branch Offices for this property are located as follows: South-east Corner Wood and Melrose Streets, and on the property at either of which places my Salesmen can be found every day to show the property. Take Lincoln Avenue cars to Gross Park, or the C. & N.-W. R. R. trains to Gross Park. Free daily excursions from Main Office to show the property.

South-east corner Dearborn and Randolph Sts.

# PLAT OF GROSS PARK LOTS. PRICE \$600 AND UPWARDS

FARE  
**5c.**

The Lincoln Avenue Street Cars run through the  
Centre of this Subdivision. The Clybourn Ave.  
Cable Line also runs to the Property.

FARE  
**5c.**

<p>CORNELIA</p> <p>ST. 1 104 105 106 107 108 109 110 111 112 113 114 115 116 117 118 119 120 121 122 123 124 125 126 127 128 129 130 131 132 133 134 135 136 137 138 139 140 141 142 143 144 145 146 147 148 149 150 151 152 153 154 155 156 157 158 159 160 161 162 163 164 165 166 167 168 169 170 171 172 173 174 175 176 177 178 179 180 181 182 183 184 185 186 187 188 189 190 191 192 193 194 195 196 197 198 199 200 201 202 203 204 205 206 207 208 209 210 211 212 213 214 215 216 217 218 219 220 221 222 223 224 225 226 227 228 229 230 231 232 233 234 235 236 237 238 239 240 241 242 243 244 245 246 247 248 249 250 251 252 253 254 255 256 257 258 259 260 261 262 263 264 265 266 267 268 269 270 271 272 273 274 275 276 277 278 279 280 281 282 283 284 285 286 287 288 289 290 291 292 293 294 295 296 297 298 299 300 301 302 303 304 305 306 307 308 309 310 311 312 313 314 315 316 317 318 319 320 321 322 323 324 325 326 327 328 329 330 331 332 333 334 335 336 337 338 339 340 341 342 343 344 345 346 347 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2678 2679 2680 2681 2682 2683 2684 2685 268</p>
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**GROSS PARK DEPOT.***Good and Cheap Lots, Near Depot, \$600 and Upwards.*

**IMPROVEMENTS AND ADVANTAGES OF THE NORTH CHICAGO  
STREET RAILROAD SUB-DIVISION.**

*(See plat of property on page 40)*

1. Water pipes in front of every lot as shown on plat.
2. Sewer in front of every lot, as shown on plat.
3. Sidewalks in front of every lot.
4. All streets finely graded.
5. Gas now in on Roscoe Boulevard.
6. Roscoe Boulevard has been paved through my subdivision.
7. Shade trees in front of every lot.
8. Street cars run through the centre of the sub-division. **Fare down town 5 Cents.** All lots convenient to cars.
9. Steam cars only three blocks. Time to City 18 minutes. 40 trains daily.
10. Convenient to churches and schools.
11. Land high, dry and healthful.
12. Combines advantages of city and country life.

**BRANCH OFFICE AND HOW TO GET THERE.**

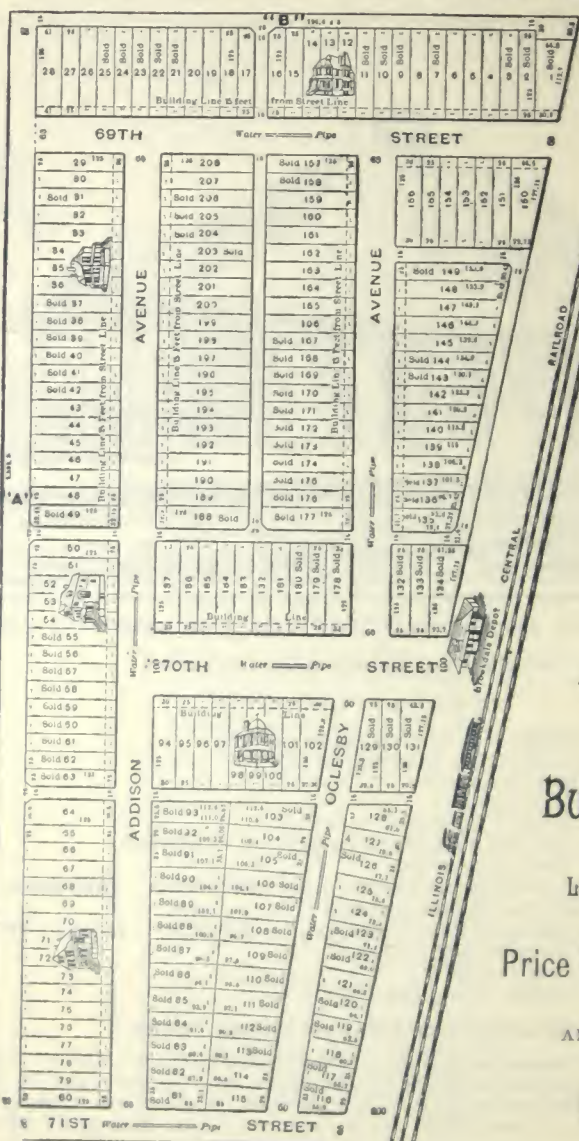
Branch Offices located as follows: Corner of Wood and Melrose Streets and on the property, at either of which places my salesmen can be found every day to show the property. Take Lincoln Ave. cars to Gross Park, or C. & N. W. R. R. trains to Gross Park. Free daily excursions from Main Office to show property.

---

South-east corner Dearborn and Randolph Sts.

# BROOKDALE.

## AT SEVENTIETH STREET, ON ILLINOIS CENTRAL RAILROAD.



THERE  
IS  
But a Few  
LOTS LEFT.  
Price Very Low  
AND ON  
Long Time.

South-east corner Dearborn and Randolph Sts.



---

## A GREAT SUCCESS, BROOKDALE

ON ILLINOIS CENTRAL R. R. AT SEVENTIETH ST.

### CHOICE LOTS NEAR THE DEPOT, ONLY A FEW LEFT.

Handsome Residences and Villas now Built and in Process of Erection.

 GO AND SEE THEM. 

#### SOME ADVANTAGES.

1. Trains every 10 minutes, morning and evening.
2. 90 trains daily. 30 minutes ride to city. Low fare.
3. A beautiful and refreshing ride to mind and body, and a most pleasant daily excursion along the shores of Lake Michigan; a ride rivaling the most famous in the world, and always remembered with pleasure.
4. Convenient to Jackson Park, South Park and the Boulevards.
5. The building lines established secure uniform lawns in front of houses.
6. The building limits made insure first-class improvements.
7. Water pipes in all streets.
8. All streets finely graded.
9. Wide, smooth surfaced sidewalks on all streets.
10. Two fine shade trees in front of each lot.

#### TERMS:

My prices on the lots for sale are very low. Terms one-third cash, balance in monthly payments, long time. Money loaned to build.

---

I have in my office over 400 designs of new and artistic suburban villas and residences, costing from \$500 to \$5,000, from which you can make your selection, and a house will be built for you on very reasonable terms, or you can use them to build from yourself.

---

South-east corner Dearborn and Randolph Sts.

## ONE OF MY BROOKDALE HOUSES.

Price \$5,500.



## LOCATION.

This property fronts east on Addison Ave., between 69th and 70th Sts., two blocks from the Brookdale depot (see plat of property on page 42.)

## DESCRIPTION.

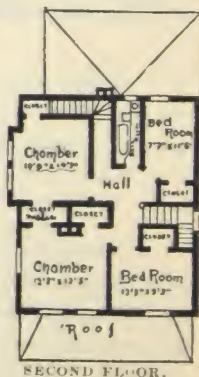
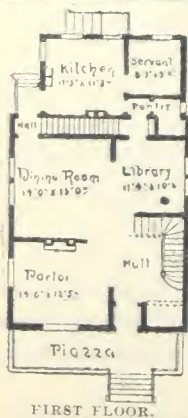
This house contains nine rooms with pantry, closets, bath-room, water-closet and all modern improvements. It is built in the very best manner, and is handsomely and substantially finished throughout. Laundry, drying-room and furnace in the basement. Lot 50x125 ft.

## TERMS:

Price \$5,500. \$500 cash, balance on long time and easy monthly payments.

## HOW TO SEE PROPERTY.

Call at Main Office, Free Daily Excursions.

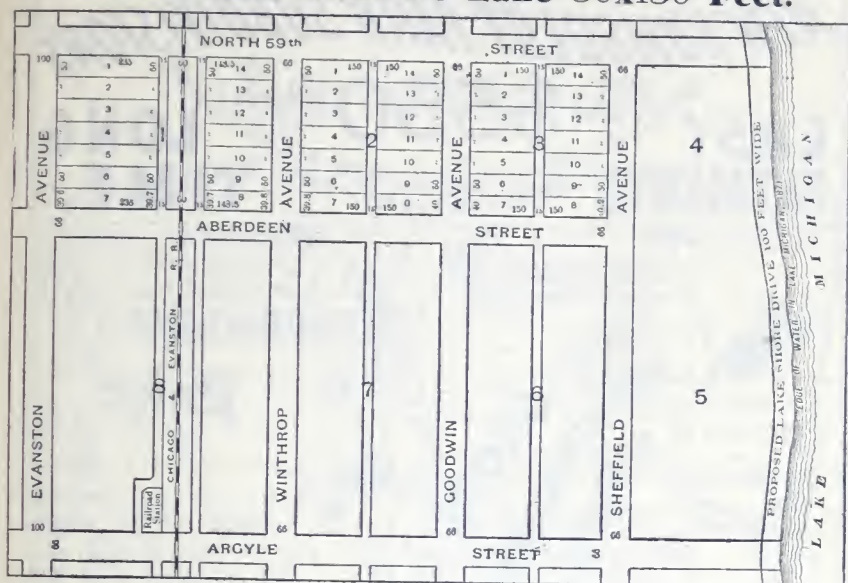


South-east corner Dearborn and Randolph Sts.



## ARGYLE PARK IN LAKE VIEW.

### Choice Lots near the Lake 50x150 Feet.



#### LOCATION AND ADVANTAGES.

1. Argyle Park is on the Lake Shore north of Chicago; six miles from the Court House, on the Evanston Division of the Chicago, Milwaukee & St. Paul Railway. It is located on high land overlooking the Lake, and covered by a beautiful grove of oak trees.
2. It has pure lake water and good drainage.
3. Argyle Park has rapid transit, numerous trains, including dinner and theatre trains, and street and cable cars within six blocks, and soon to be extended to the property.
4. Argyle Park has all city advantages, including public schools, churches, stores, post office, telephone, telegraph and express offices. Ice and newspaper delivery. All lots are large, and the houses are of new and beautiful designs.
5. The society of Argyle Park is very desirable, being composed mainly of Chicago business men and their families.
6. Argyle St. and Evanston Ave. are macadamized, affording beautiful drive-ways to and from the City, through Lincoln Park and along the Lake Shore drive.

#### TERMS.

One-third cash; balance in one and two years. Money loaned for building. No cash payment required if you build at once.

#### 400 DESIGNS OF SUBURBAN RESIDENCES AND VILLAS.

I have in my office 400 designs of elegant suburban residences and villas costing from \$1,000 to \$5,000, from which you can make your selection, and a house will be built for you on very reasonable terms, or you can use them to build from yourself.

FREE DAILY EXCURSIONS TO SHOW THE PROPERTY.

South-east corner Dearborn and Randolph Sts.





# HUMBOLDT PARK SUBDIVISIONS.

City Lots Only \$550<sup>and</sup> Upwards

In my Sixth and Seventh Humboldt Park Subdivisions.

**I**N the last six years I have sold in my various subdivisions adjoining this Park over 1,500 lots on which I and my customers have built over 900 houses. A stronger argument in favor of a piece of property either for homes or for investment will be hard to find.

On the Boulevards surrounding and fronting one of Chicago's handsomest and most popular parks, this property offers excellent advantages and the best city and private improvements.

## My Sixth and Seventh Humboldt Park Subdivisions

recently placed on the market lie between Division Street, Homan, North and Kedzie Avenues. Only four and a half miles from the centre of the city, conveniently accessible by two lines of street cars, the Division St. line and the North Ave. line. The Villa Ridge depot of the Chicago, Milwaukee & St. Paul R. R. is located only two blocks from the property. Sidewalks and shade trees are in front of all lots, streets are graded, and city water will be put in without any additional cost to purchasers of lots. Contracts have been let for the building of more than 300 houses in these and adjoining subdivisions before January 1, 1891. Residents here have every city improvement and convenience, yet at the same time enjoy all the pleasures of a country home owing to the proximity of lots to the park, furnishing the finest of pleasure and play grounds for all members of the family and forever guaranteeing pure air and good health. The low prices placed on these lots make them the cheapest that are for sale in this vicinity.

## TERMS.

Price, \$550 and upwards; cash payments, \$50 and upwards, balance in small monthly payments, long time. No cash payment required if you build at once. Money loaned to build or houses built to order.

## HOW TO GET THERE.

Take Division Street Car to Branch Office

—CORNER OF—

**California Ave. and Division St.**

South-east corner Dearborn and Randolph Sts.

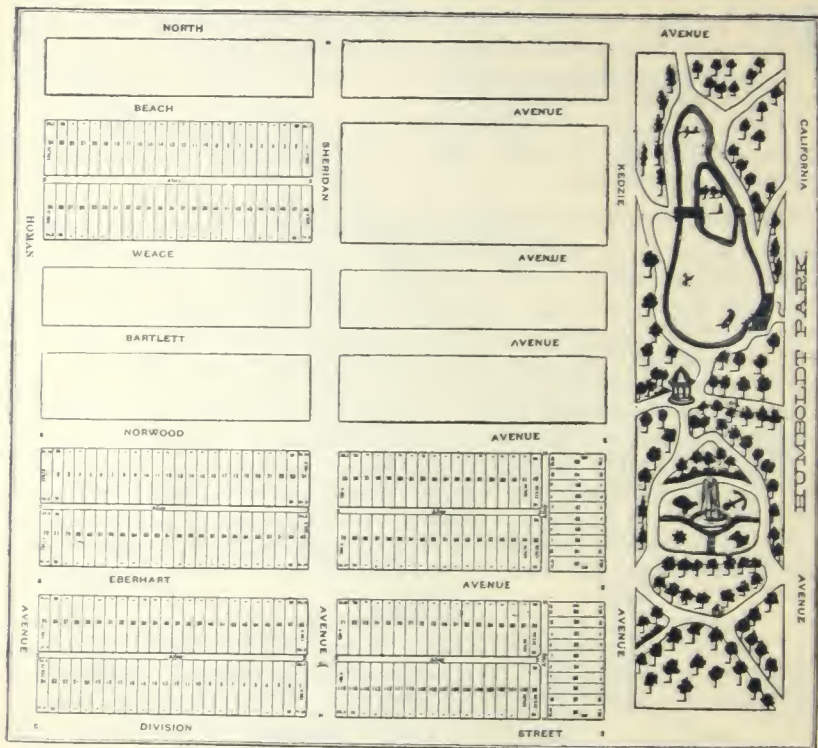
# S. E. GROSS'

## Sixth and Seventh Humboldt Park

### SUBDIVISIONS.

Fine City Lots \$550 and Upwards.

For Description see Page 47.



\$50 to \$75 Cash, Balance in Small Monthly  
Payments, Long Time.

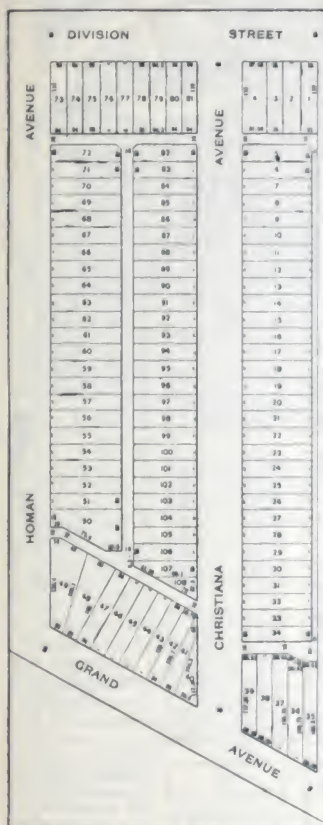
South-east corner Dearborn and Randolph Sts.



MY FIFTH

## Humboldt Park Addition

4½ MILES FROM THE COURT HOUSE



BETWEEN

GRAND AVENUE,

HOMAN AVENUE

AND

DIVISION ST. BOULEVARD.

## A Few Choice Lots Left.

Handsomely Situated, Finely Improved,

Property well built up.

Lots \$550 and Upwards.

ONE-TENTH CASH.

Balance in Small Monthly Payments,

Long Time.

TO VISIT THIS PROPERTY

Take Division Street Car to Branch Office,

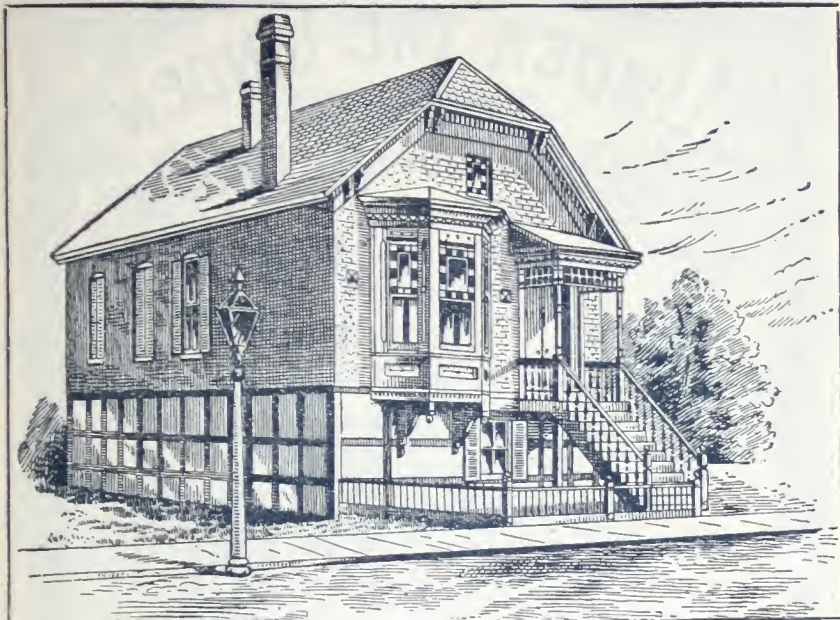
CORNER OF

California Avenue and Division Street.

South-east corner Dearborn and Randolph Sts.





**HUMBOLDT PARK COTTAGE.****PRICE \$2,100.****LOCATION.**

These cottages are located on Gross Parkway between Rockwell and Seymour Sts., one block south of Division St.

**DESCRIPTION.**

They have solid eight-inch brick walls, pressed brick fronts, terra cotta trimmings, inside and outside blinds, six rooms, double front doors, closets, pantry and eight foot basements, and are finished in the very best manner throughout. They also have lake water and sewers in each house, and trees and sidewalks in front of each house. I have built and sold over 200 houses in this vicinity.

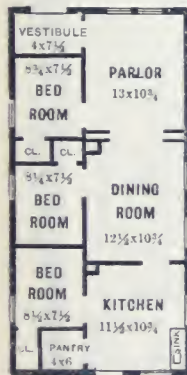
**TERMS.**

Price \$2,100; \$225 cash, balance in monthly payments and long time.

**BRANCH OFFICE AND HOW TO GET THERE.**

Take Division Street car to Branch Office, corner California Avenue and Division Street.

South-east corner Dearborn and Randolph Sts.

**FIRST FLOOR.****BASEMENT.**

**S. E. GROSS**

# UNDER THE LINDEN

ADDITION TO CHICAGO  
CORNER OF ELSTON AND BELMONT AVENUES

**LOTS \$ 500 AND UPWARDS**

**CASH PAYMENTS \$40 TO \$75**

**MONTHLY PAYMENTS \$10 TO \$20**

PLAT OF PROPERTY SHOWN IN RED

**SEE THE LOCATION**  
GO AT ONCE AND SECURE  
ONE OF THESE CHOICE LOTS FOR  
A HOME OR INVESTMENT

The Best and Cheapest Lots ever offered for Sale in the North Western part of the City

Only 5 Miles from the Country House

Only 20 Minutes Ride to the City

Numerous Trains Low Fare

**HUMBOLDT PARK**

**CHICAGO**

**HOW TO GET THERE**

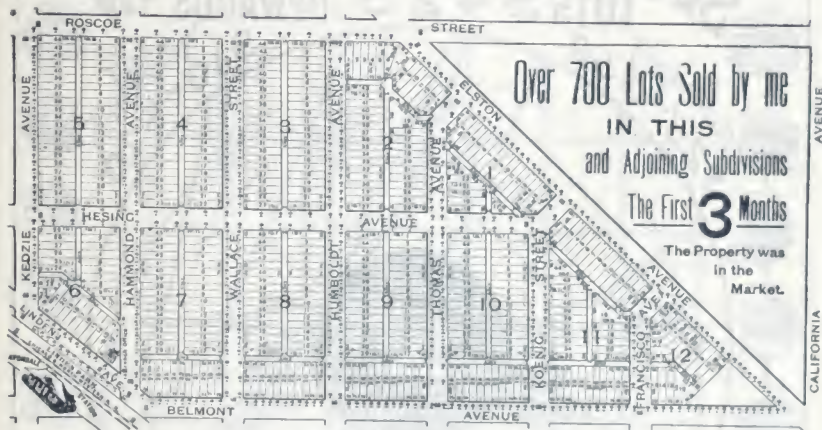
**Call at Main Office.**

**Free Daily Excursions.**

South-east corner Dearborn and Randolph Sts.



**S. E. GROSS'**  
**FIRST UNDER THE LINDEN**  
**ADDITION TO CHICAGO.**  
**LOTS \$500 AND UPWARDS.**



This Addition is located at the corners of Belmont and Elston Aves., just north of my Northwest Addition. Five miles from the Court House. The same facilities for reaching the business portion of the city are offered here as at the Northwest Addition, the Avondale Depot of the C. & N. W. R. R. being located on this property as shown by plat. All lots are therefore convenient to the depot, and residents are but 10 minutes ride from the Wells St. Depot. As proof that this property is appreciated by homeseekers will say that over 700 lots were sold in this and adjoining subdivisions the first 3 months the property was on the market, and to-day is well and substantially built up. So rapidly did purchasers build, so well were the lots improved by them and by me that lots sold there by me for \$200 and \$300 are now worth \$400 and \$500. The improvements made by me embrace sidewalks and shade trees in front of all lots, streets graded and a fine, deep artesian well supplying an abundance of water. Lot purchasers have erected many houses and stores which are now occupied by them. Schools, churches, stores and all city conveniences are now enjoyed by purchasers.

Belmont Ave., one of the main streets of the subdivision, is rapidly becoming the principal northwestern thoroughfare, travel being directed to it from Milwaukee Ave. on account of the Old Snell Toll Road. A Street car line is to be extended soon on Belmont Ave from Clybourn Ave. Cable, past the property, and this street will also be paved at an early date.

**TERMS.**

Lots \$500 and upwards. \$40 to \$75 cash, the balance in monthly payments of from \$10 to \$20. No cash payment required if you build at once. Money loaned to build or houses built to order.

**HOW TO GET THERE.**

Call at Main Office

Free Daily Excursions.

South-east corner Dearborn and Randolph Sts.

**S. E. GROSS'**

**SECOND UNDER THE LINDEN**

ADDITION TO CHICAGO.

**LOTS \$ 4 2 5 UPWARDS.**

Cash Payments \$25 TO \$50

Monthly Payments \$10 TO \$20

**LOCATION.**

This subdivision is located at Avondale on the C. & N. W. R. R., just west of my famous First Under the Linden and North Western Additions where I sold 700 lots in 3 months. Lots that then sold for \$800 are now selling for \$500. The same rapid advance will be seen in this second subdivision.

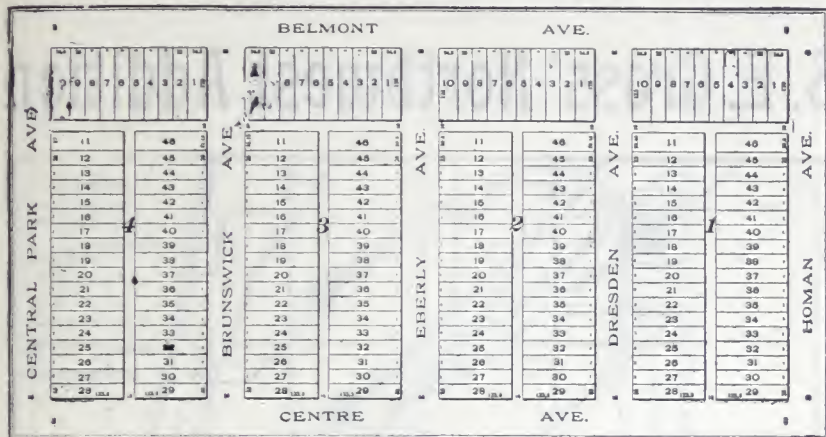
**HOW TO GET THERE.**

Call at Main Office and attend Free Daily Excursions.

South-east corner Dearborn and Randolph Sts.



# **PLAT OF S. E. GROSS'** **SECOND UNDER THE LINDEN ADDITION TO CHICAGO.** **LOTS \$425 AND UPWARDS.**



## **THIS PRINCE OF SUBDIVISIONS**

Located as it is in a portion of the city in which over 1,000 houses have been built within the past two years, offers exceptionally attractive features to either home-seekers or investors. The facilities for reaching the business portion of the city are excellent. The Avondale depot of the C. & N.-W. is but two minutes walk from the subdivision. Many trains daily, run to the city in less than twenty minutes; low fare. The proposed Milwaukee Avenue Elevated road will pass within a few blocks. Street Cars will soon be extended from the Clybourn Avenue Cable to pass this property on Belmont Ave.

The subdivision has been handsomely improved by me, sidewalks and crossings laid on all streets, shade trees planted in front of all lots and the streets all graded. Purchasers have already commenced building in the Addition and many fine houses will be completed soon. Public schools, churches, stores all convenient, and as it is inside the city now has police and fire protection. Other city improvements will follow soon. Belmont Avenue, one of the principal streets of the subdivision is to be paved at once, which will make it one of the principal streets of the north-west side, since travel has been diverted to it from Milwaukee Avenue and the old Snell Toll Road. With all these and many other advantages I claim these lots to be desirable at, and on my

### **PRICES AND TERMS.**

Lots \$425 and upwards; \$40 to \$50 cash; balance \$10 to \$20 monthly. No cash payment required if you build at once. Money loaned to build or houses built to order.

### **HOW TO GET THERE.**

Call at Main Office and

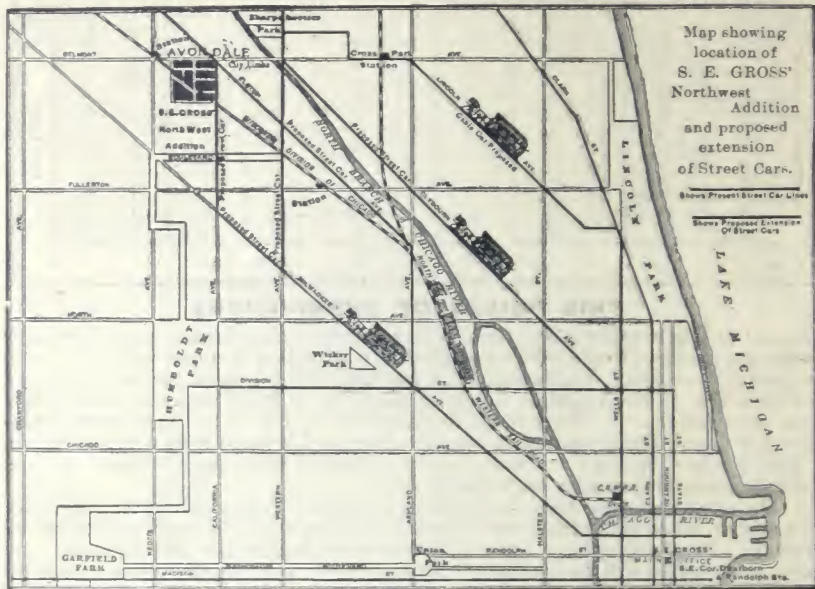
Attend Free Daily Excursion.

South-east corner Dearborn and Randolph Sts.

## MAP SHOWING LOCATION

— OF —

## S. E. Gross' Northwest Addition



## LOCATION.

This subdivision is located at the southwest corner of Belmont and Elston Aves., two blocks from Avondale Station, on the C. & N. W. R. R. Only five miles from business centre. Only 20 minutes ride from Wells St. depot. Low fares. Frequent trains morning and evening. Street cars will be extended to the property soon.

## HERE IS A CHANCE

To obtain a home at such extraordinary low prices, and on such easy terms, that no one can afford to be without one.

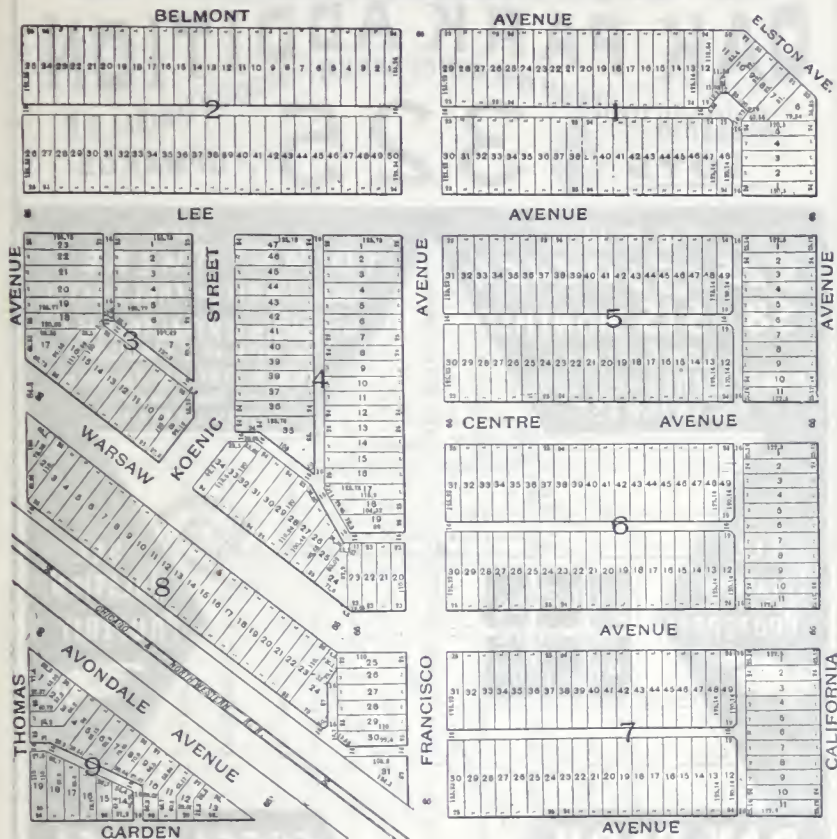
To inspect this property call at Main Office. Free Daily Excursions.

South-east corner Dearborn and Randolph Sts.



# PLAT OF S. E. GROSS' NORTH-WEST ADDITION.

CHEAP LOTS \$500 AND UPWARDS.



## TERMS.

CASH PAYMENTS AS LOW AS \$40 TO \$50.

MONTHLY PAYMENTS AS LOW AS \$8 TO \$15 AND LONG TIME

6 per cent. Interest.

MONEY LOANED FOR BUILDING.

CALL AT MAIN OFFICE.



FREE DAILY EXCURSION.

South-east corner Dearborn and Randolph Sts.

# S. E. GROSS

## OAK PARK ADDITION

AT KERWIN STATION, OAK PARK AV. ON THE MAIN LINE <sup>OF</sup> WISCONSIN CENTRAL R.R.  
**LOTS \$325** AND UPWARDS.

**TERMS:**  
**\$25 to \$50 CASH**  
 AND  
**\$8 to \$15 MONTHLY**  
 - LONG TIME -  
 MONEY LOANED FOR BUILDING  
 6% INTEREST.

**HOW TO GET THERE:**  
 CALL & WRITE FOR FREE TICKETS  
 AND TAKE  
 WISCONSIN CENTRAL TRAINS  
 COR. FIFTH AV. & HARRISON ST.  
 KIRWIN STATION (OAK PARK AV.)  
 BRANCH OFFICE IN DEPOT  
 OPEN EVERY DAY.

SEE  
 LOCATION  
 OF  
 PROPERTY



**S. E. GROSS**  
**OAK PARK**  
**ADDITION**

SEE  
 LOCATION  
 OF  
 PROPERTY



**OAK PARK**  
 HAS EVERY CONVENIENCE  
 INCLUDING  
 WATER, SEWER  
 MACADAMIZED STREETS,  
 STORES, SCHOOLS, CHURCHES.  
 VERY BEST SOCIETY

**FREE! FREE!**  
 FREE DAILY EXCURSIONS  
 AT 1 P.M.  
 FROM MAIN OFFICE  
 TO SEE PROPERTY.  
 CALL OR WRITE FOR  
 FREE TICKETS.

TO VISIT THE PROPERTY

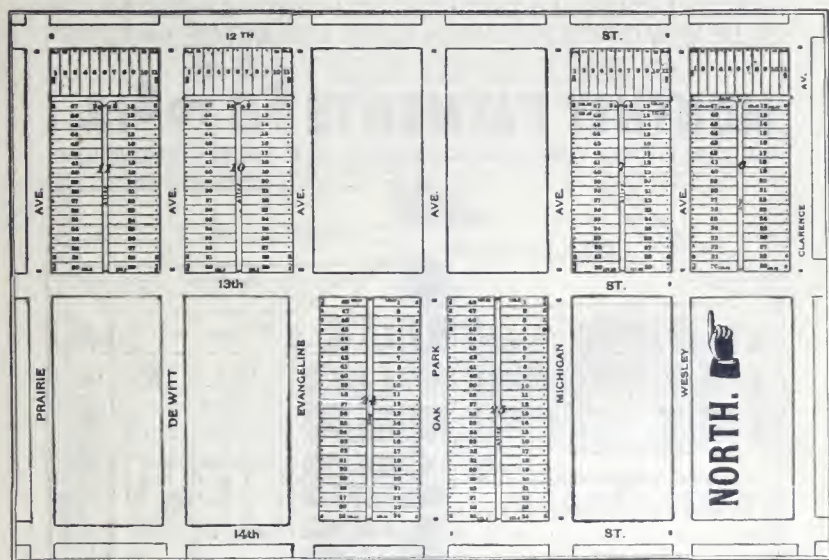
Call at Main Office and be Taken Free any Day.

South-east corner Dearborn and Randolph Sts.



# Plat of Oak Park Addition at Kerwin Station.

Lots \$325 and Upwards.



## "ONE OF THE FINEST"

Subdivisions ever platted on the Wisconsin Central Line.

### LOCATION AND DESCRIPTION.

Oak Park is just west of the new Grant Locomotive Works, and just north of and adjoining the new Northern Pacific and Wisconsin Central Yards and Shops, and is located on the crest of a ridge which begins to rise at Austin, and where this ridge reaches its greatest elevation (65 feet above Chicago) is situated my OAK PARK ADDITION, between 12th and 14th Sts. on the north and south and Clarence and Prairie Aves. on the east and west, and skirted by heavy timber on the west and south.

This subdivision is convenient to Kirwin Station, eight miles from the Harrison St. Depot of the Wisconsin Central railroad, and also on the line of the proposed Oak Park Electric Motor Railroad.

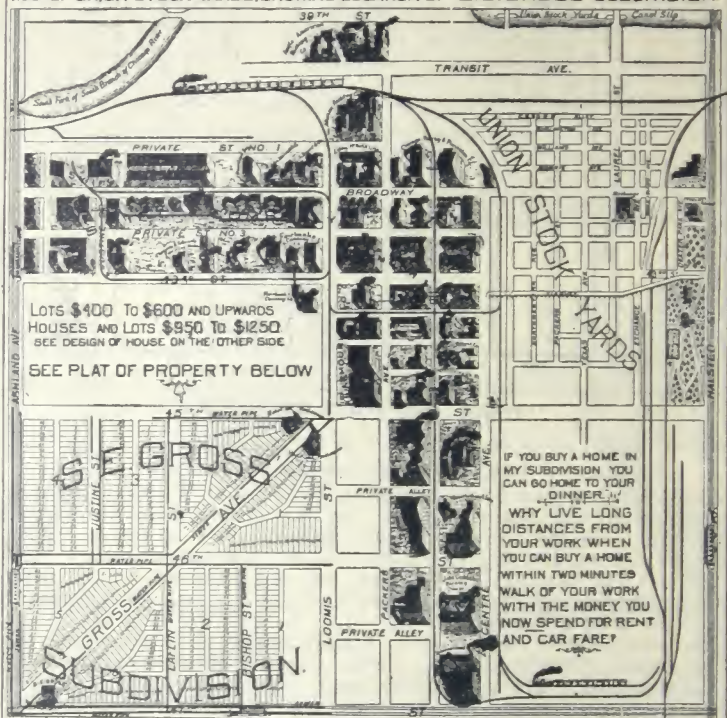
The improvements made on the property consisting of well made sidewalks on all streets, handsome shade trees in front of all lots, streets graded and large main sewer in Oak Park Ave. and its proximity to the thriving City of Oak Park where all city conveniences, such as schools, churches, stores, street cars, newspapers, and the best of society are enjoyed, will, beyond doubt, make of these subdivisions one of the handsomest and best locations for a residence on the line of this railroad, now so popular on account of its excellent suburban service. The prices on lots are very low when location, accommodations, improvements and terms are taken into consideration. See the property and its advantages and be convinced.

### TO SEE THE PROPERTY.

Call at Main Office and Attend the Free Daily Excursions.

South-east corner Dearborn and Randolph Sts.

**ONLY ONE TENTH CASH REQUIRED ON**  
**LOTS AND HOUSES AND LOTS**  
 IN MY NEW CITY SUBDIVISION COR. OF ASHLAND AVE. AND 47<sup>TH</sup> ST  
*\* BALANCE ON LONG TIME \**  
**MONTHLY PAYMENTS \$8 TO \$12.**  
 MAP OF UNION STOCK YARDS, SHOWING LOCATION OF S. E. GROSS' SUBDIVISION



**SAVE YOUR RENT.**

**SAVE YOUR CAR FARE.**

Buy a home in my New City Subdivision within two minutes walk of your work. The money you now pay for rent and car fare will pay for your home. 350 men now working in the Packing Houses have bought homes from me in my New City Subdivisions. Why shouldn't you?

**BRANCH OFFICE: N. E. Cor. Ashland Avenue and 47th Street.**

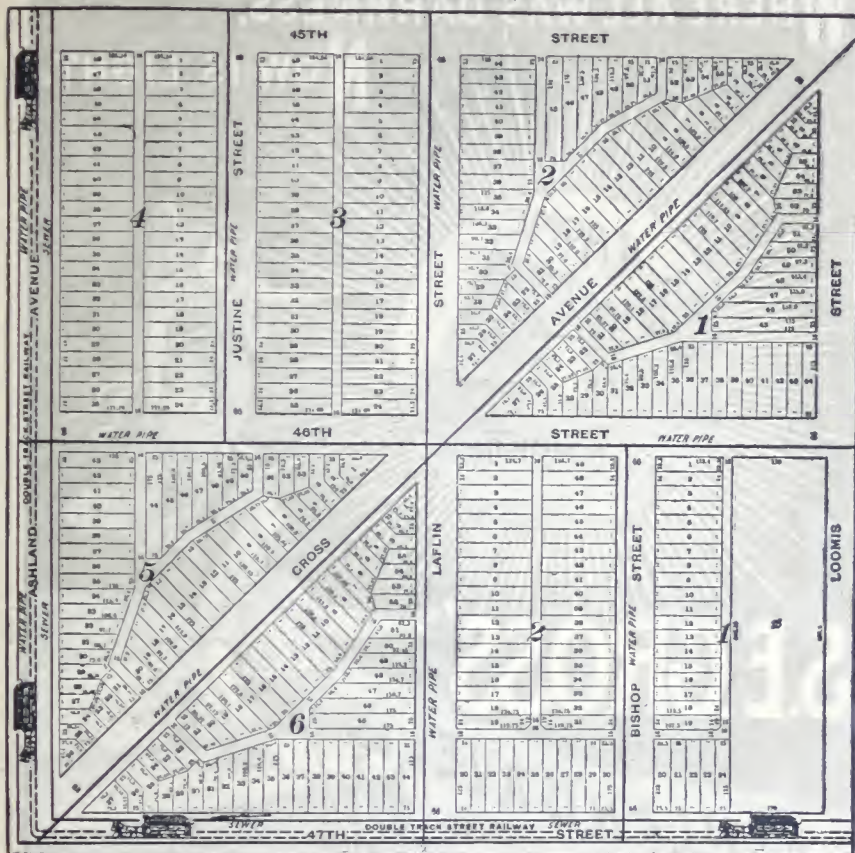
**OPEN ALL DAY, EVERY DAY IN THE WEEK.**

South-east corner Dearborn and Randolph Sts.



# **ASHLAND AVE. AND 47TH ST. SUBDIVISION.** **400 GOOD AND CHEAP LOTS. Price \$625 and Upwards.**

HOMES FOR WORKING MEN. BUSINESS SITES FOR BUSINESS MEN.  
 INVESTMENTS FOR SAVING MEN.



## **ADVANTAGES.**

1. Lake water, sewers, sidewalk and shade trees.
2. Street cars on two sides of the property
3. Only two blocks to Ashland Ave. station of the Grand Trunk R. R. and Santa Fe R. R. Numerous trains. Fare 5 cents.
4. Only 8 minutes' walk to the Rolling Mills and Lumber Docks. Only 5 minutes' walk to the Union Stock Yards.
5. Land high, dry and healthful.

## **TERMS.**

Price \$625 and upwards. \$40 to \$100 cash. Balance on long time and monthly payments of \$10 to \$25. Money loaned for building. No cash payments required if you build at once.

## **BRANCH OFFICE AND HOW TO GET THERE.**

Branch Office on corner 47th St. and Ashland Ave. Open every day.

Take Archer ave. and Ashland Ave. car, or Halsted St. and 47th St. car; either will take you to the Branch Office door, or take Grand Trunk R.R. trains to Ashland Ave. station and go two blocks north; or call at Main Office and you will be taken free to see the property.

South-east corner Dearborn and Randolph Sts.

# THE WORKING MAN'S REWARD.

WHERE ALL WAS DARKNESS,  
NOW IS LIGHT.



**S.E. GROSS'**

**ASHLAND AVE**  
AND  
**47<sup>TH</sup> STREET**  
**SUBDIVISION**

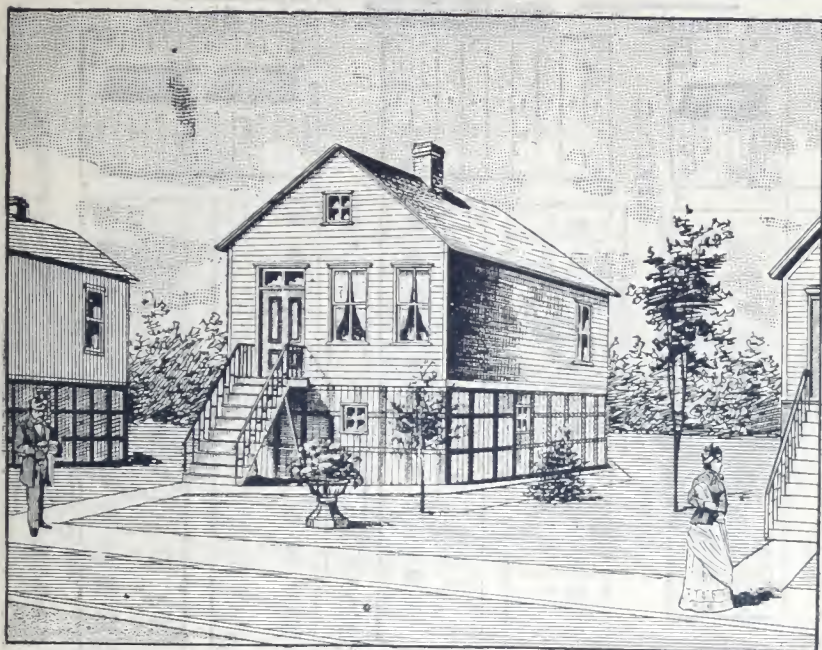
BRANCH  
OFFICE COR. **ASHLAND AVE & 47<sup>TH</sup> ST.**

South-east corner Dearborn and Randolph Sts.



## A HOME FOR \$100

*In my Ashland Avenue and 47th Street Subdivision.*



### LOCATION.

These handsome cottages are located on 45th St. and Laflin St., between 45th and 46th Sts., (see plat of property on page 61)

### DESCRIPTION.

They are well built and thoroughly finished throughout. Have seven foot basement, lake water, sewers and large lot. Sidewalks laid and fences built.



FIRST FLOOR.



BASEMENT.

### TERMS.

Price \$1,050 to \$1,500; \$100 cash, balance on long time and monthly payments of \$9 to \$11, same as rent.

### BRANCH OFFICE AND HOW TO GET THERE.

Branch Office corner of 47th St. and Ashland Ave. Open every day. Take Archer and Ashland Aves. cars, or Halsted and 47th Sts. cars; either will take you to the office door; or take Grand Trunk R. R. trains to Ashland Ave. station and go two blocks north; or call at Main Office and you will be taken free to see the property.

South-east corner Dearborn and Randolph Sts.

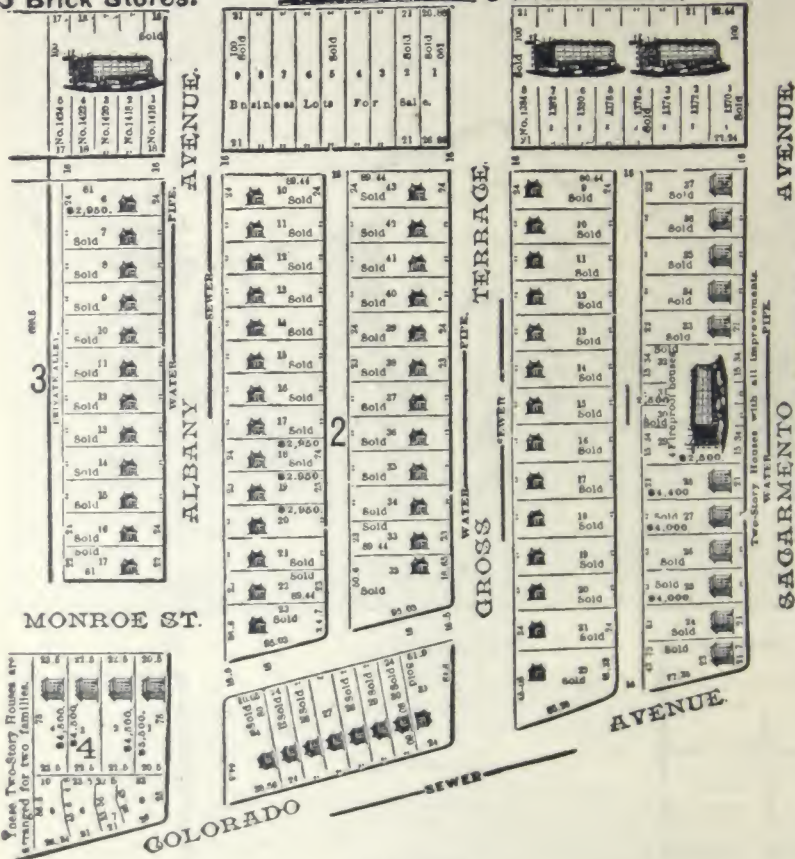
## MADISON

### 5 Brick Stores.



STREET.

**8 Brick Stores.**



**LOCATION.**

This subdivision is located in one of the best residence neighborhoods of the West Side at the southwest corner of Madison St. and Sacramento Ave., 5 blocks east of Garfield Park.

### DESCRIPTION.

Madison Street is Broadway of the West Side, being the principal business and traffic street, and offering excellent transportation facilities to this section, the cable line being now completed and in operation. I have for sale in this subdivision several well built and well rented stores (see designs on page 65), and unimproved business lots. Also several elegant houses and cottages of new and varied designs (see designs on pages 66 and 71), all for sale on easy monthly payments.

## HOW TO SEE PROPERTY.

Call at Main Office and be taken free.

South-east corner Dearborn and Randolph Sts.



**MADISON STREET STORES.***Price \$5,500.***LOCATION AND DESCRIPTION.**

These handsome, well-built stores and flats are located on Madison Street, between Sacramento Ave. and Gross Terrace, on the property shown on page 64. They are well rented to good, prompt paying tenants. Five already sold, only three left. In this and adjoining subdivisions, in this rapidly improving neighborhood, I have built and sold over 150 houses.

**TERMS.**

\$1,000 cash, balance in easy monthly payments and long time. The rent will about pay the monthly payments, so all that you have to do is to pay the interest, taxes and insurance.

**If you want a bargain, look at them.**

**They are choice investments.**

**HOW TO SEE THEM.**

Call at Main Office and be taken free to see the property.

South-east corner Dearborn and Randolph Sts.

## ALBANY AVENUE COTTAGE.

PRICE \$3,200.



## LOCATION.

Albany Ave., between Madison St. and Colorado Ave. Also, cottages of different designs on Gross Terrace and Colorado Ave. See plat of property on page 64

## DESCRIPTION.

These cottages contain six rooms, consisting of parlor, dining room, kitchen and three bedrooms on first floor, handsomely finished throughout. Laundry, drying room and water closet in basement.

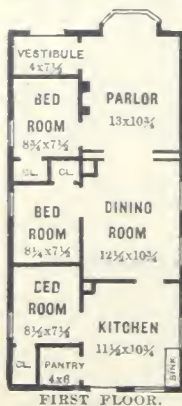
## TERMS:

Price \$3,200; \$300 cash, balance in monthly payments of \$25 and long time.

I have built and sold over 150 houses in this choice locality.

## HOW TO SEE THE PROPERTY.

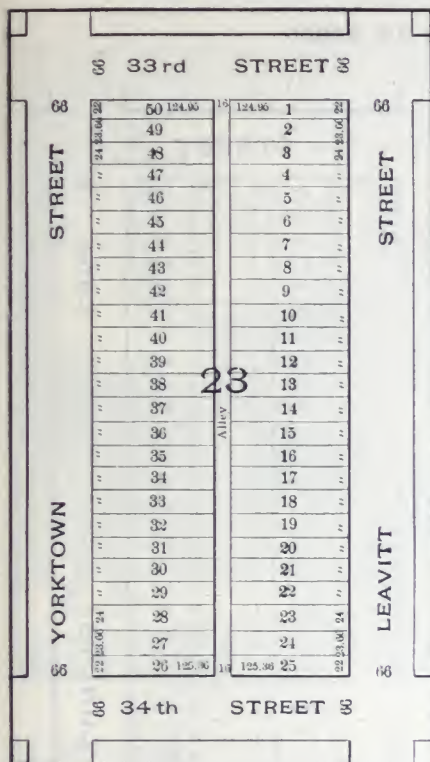
Call at Main Office, and be taken free to see the property.



South-east corner Dearborn and Randolph Sts.



## 2d ARCHER AVE. SUBDIVISION.



## LOCATION.

This subdivision fronts on Yorktown and Leavitt Sts., between 33d and 34th Sts., and is just west of the subdivision described on page 68.

## DESCRIPTION.

On this subdivision I have built houses of the same design as those shown on page 69, to be sold on the same easy terms.

## TERMS ON HOUSES.

Price \$1050 to \$1,200. \$100 cash, balance long time and monthly payments of \$8, same as rent.

## HIGH VIEW SUBDIVISION.



THIRTY-NINTH = Proposed Water Pipe = ST.

Great Business Sites of New Business District.

This subdivision is located between 38th and 39th Sts. and Wood and Lincoln Sts., three blocks west of Ashland Ave., and fronts south on 39th Street, an important business thoroughfare.

## DESCRIPTION.

On this subdivision I have built and sold 76 houses and cottages on Wood, Honore and Lincoln Sts., and I now have left a few choice business lots on 39th St., which I will sell on very easy terms.

## TERMS.

Price \$750. Small cash payment, balance monthly and long time.

## TO VISIT THIS PROPERTY

Call at my Main Office and be taken free.

# FIRST ARCHER AVE. SUBDIVISION.

A HOME FOR \$1050

33rd STREET		STREET	
CHAMPLAIN	HOYNE	LANE	LUNDYS
50 124.50	1 124.50	1 126.00	1 126.00
49	2	2 Sold	2 Sold
48	3	3 Sold	3 Sold
47	4	4 Sold	4 Sold
46	5	5 Sold	5 Sold
45	6	6 Sold	6 Sold
Sold 44	7	7 Sold	7 Sold
43	8	8 Sold	8 Sold
42	9	9 Sold	9 Sold
Sold 41	10	10 Sold	10 Sold
Sold 40	11	11 Sold	11 Sold
Sold 39	12	12 Sold	12 Sold
Sold 38	13	13 Sold	13 Sold
Sold 37	Sold 14	14 Sold	14 Sold
Sold 36	Sold 15	15 Sold	15 Sold
Sold 35	Sold 16	16 Sold	16 Sold
34	Sold 17	17 Sold	17 Sold
33	Sold 18	18 Sold	18 Sold
32	Sold 19	19 Sold	19 Sold
31	Sold 20	20 Sold	20 Sold
Sold 30	Sold 21	21 Sold	21 Sold
29	Sold 22	22 Sold	22 Sold
Sold 28	Sold 23	23 Sold	23 Sold
Sold 27	Sold 24	24 Sold	24 Sold
Sold 26 125.12	Sold 25 126.12	25 Sold	25 Sold

## LOCATION.

This subdivision is located at the corner of Archer Ave. and 34th St., a few blocks west of Ashland Ave

## DESCRIPTION.

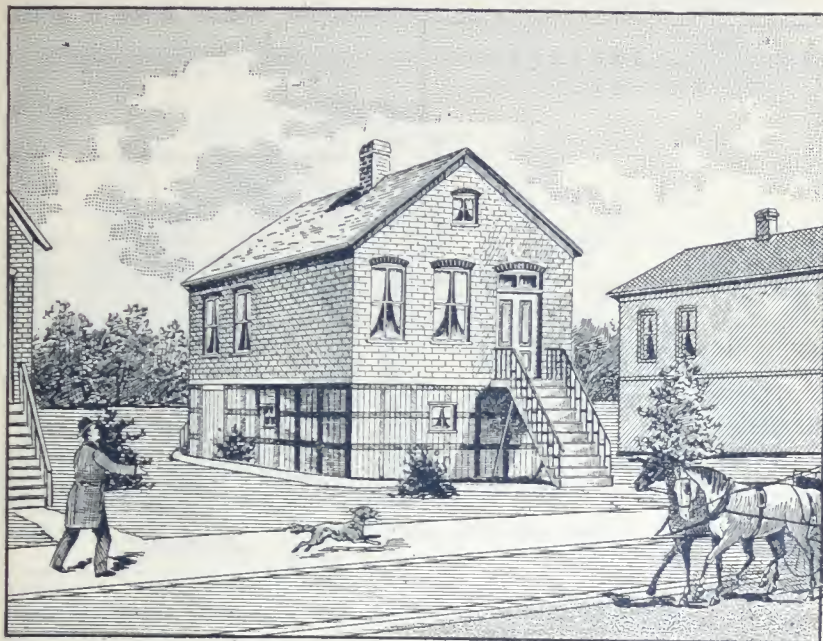
On this property I have built and sold 190 cottages (cottages on page 69) on the remarkably low terms of \$50 to \$100 cash, balance on long time and monthly payments of \$8. I have built, and in process of construction, 10 more to be sold on the same easy terms. You must be quick if you want one at these prices and terms. They go fast. Go and see them and take your wife with you.

## HOW TO SEE THE PROPERTY.

Call at my Main Office, salesmen will take you out free any hour during the day.

South-east corner Dearborn and Randolph Sts.

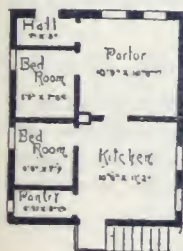


**ARCHER AVE. COTTAGES.***\$8 Monthly Payments and Long Time.***LOCATION.**

These cottages are located on Hoyne Ave. and Chaplain Ave., between 33d and 34th Sts., just north of Archer Ave., and a few blocks west of Ashland Ave. (see plat of property on page 68)

**DESCRIPTION.**

These, for the price, are the handsomest, best built brick cottages in the City, with stone and brick trimmings, seven foot basement, lake water and large lot.

**FIRST FLOOR.****BASEMENT.****TERMS.**

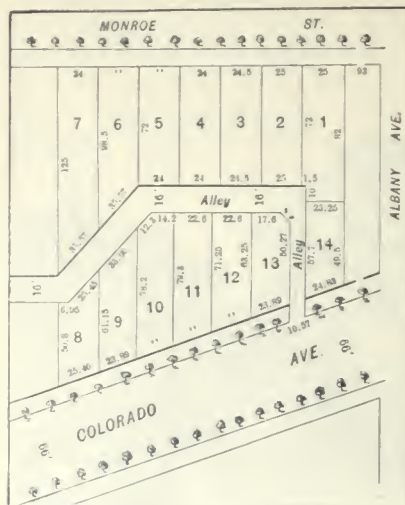
Price \$1050 to \$1,300; \$50 to \$100 cash, balance on long time and \$8 monthly payments.

**HOW TO SEE THE PROPERTY.**

Call at Main Office and be taken free. Salesmen will accompany you at any time of the day.

South-east corner Dearborn and Randolph Sts.

## Double Front Residence and Business Lots.



### LOCATION.

These lots front on Monroe St. and Colorado Ave., one-half block west of Albany Ave. and four blocks east of Garfield Park.

### DESCRIPTION.

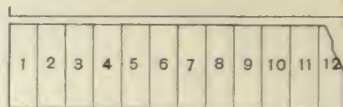
These lots are located in one of the best residence neighborhoods on the West Side, and are very desirable as a location for a home and an investment. Monroe St. is 80 feet wide, and extends west to Garfield Park, and is a very popular residence street, many handsome residences being built in the vicinity of these lots. Colorado Ave. is one of Chicago's famous diagonal streets, and is fast coming into prominence as a business street. The street is paved, and it is proposed to extend the street cars west to the boulevard.

### TO VISIT THIS PROPERTY

Call at my Main Office and be taken free.

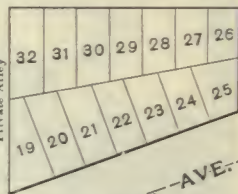
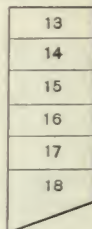
## MONROE STREET SUBDIVISION.

Houses and Cottages \$3000 to \$4200.



MONROE

ST.



---SACRAMENTO AVE.

---COLORADO AVE. (Barry Point Road)

### LOCATION.

This subdivision is located at northeast corner of Sacramento Ave. and Colorado Ave., one block south of Madison St. and five blocks east of Garfield Park, in one of the best residence neighborhoods on the West Side.

### DESCRIPTION.

In this and adjoining subdivisions I have built and sold over 150 houses and cottages. I have left in this subdivision a few houses and cottages, ranging in price from \$2,000 to \$4,200.

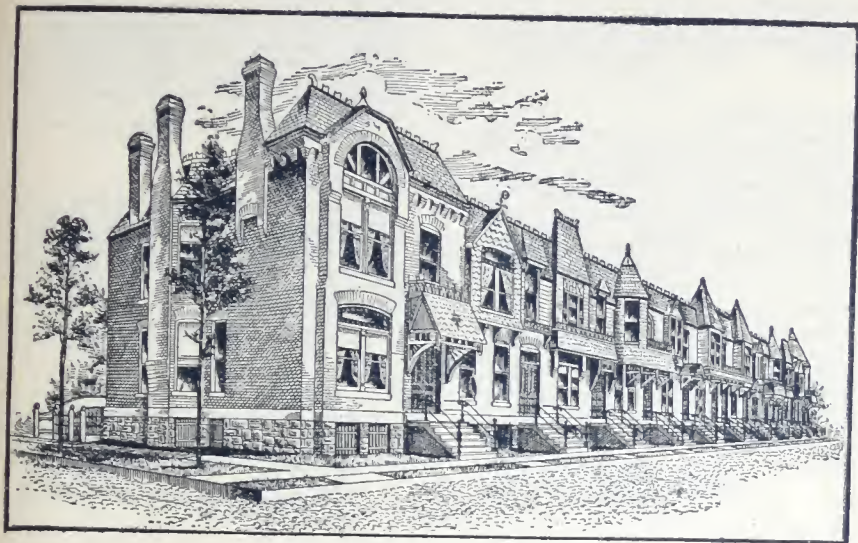
### TERMS.

Price \$2,000 to \$4,200; \$100 to \$300 cash, balance on long time and monthly payments from \$20 to \$30 per month.

Call at Main Office and be taken free to see the property.

South-east corner Dearborn and Randolph Sts.



**MONROE STREET HOUSES.****Handsome, Stylish Residences,****PRICE \$4,200.****LOCATION.**

These houses front south on Monroe St., between Sacramento Ave. and Colorado Ave. (See plat of property on page 70)

**DESCRIPTION.**

Seven rooms, stone cellar, hot and cold water, bath and water-closet on second floor, three mantles and grates in each house, furnace attachments with registers in each room, gas-pipes throughout.

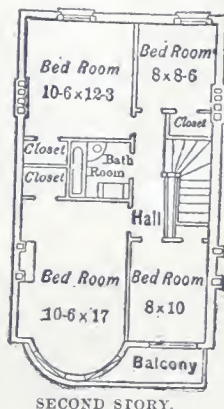
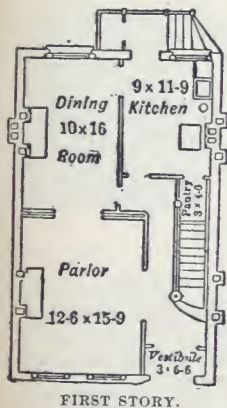
**TERMS****PRICE \$4,200.**

\$400 cash, balance on long time and monthly payments of \$40

**HOW TO SEE THE PROPERTY.**

Call at Main Office and be taken free to see the property.

South-east corner Dearborn and Randolph Sts.



# I PUBLISH HEREWITH A FEW OF THE MANY LETTERS RECEIVED FROM PURCHASERS.

S. E. GROSS:

*Dear Sir*—The best investment that I ever made was the purchase of one of your houses. Yours, JACOB H. LAYER.  
423 Gross Parkway.

MR. S. E. GROSS:

*Dear Sir*—I am perfectly satisfied with the treatment I have received in dealing with you. Your treatment of me has been fair and gentlemanly. I also find that your cottages are comfortable, and offer a nice and cheap home for a workingman. Yours,

ANTON LIMBACK, Steel Engraver,  
with Western Bank Note Co.

MR. S. E. GROSS:

*Dear Sir*—I have owned and occupied one of the cottages built by you on Albany Ave., near Madison St., about eighteen months, and am well pleased with it. Your plan of furnishing houses for worthy people is a grand success. Your kind and generous treatment of all who buy houses of you is a source of pleasure to us all. Yours truly,

CHAS. HOTCHKISS,  
with Willoughby, Hill & Co.

MR. S. E. GROSS:

*Dear Sir*—I take great pleasure in certifying that the cottage, 421 Gross Parkway, which I bought from you in June last year has given entire satisfaction. The house is well built, is warm and comfortable. I have not found it hard to meet the monthly payments, and I am well satisfied with the treatment I have received at your hands. My family and I have been happy since buying our own home, and advise others to get a home of their own, and am sure they will be satisfied if they buy of you. Yours, etc.,

WM. CLAIR.

MR. S. E. GROSS:

*Dear Sir*—Having recently bought a lot in Gross Park, which in every respect proves to be as represented, I take this means of recommending to those contemplating to invest in real estate or a home, the firm of S. E. Gross, as a fair dealing firm, fully prepared to substantiate any and all claims which they may make regarding their property. In my estimation, the location of the land is in every respect very desirable, and has ample means of rapid transit to the business centre.

Yours respectfully,  
ANTHONY N. BROOKS.

MR. S. E. GROSS:

*Dear Sir*—We bought of you in October last a two-story brick (No. 1323 West Monroe St.) We are very much pleased with our home, and the very liberal terms of payment that enable those with moderate means to safely buy and pay for a home. Very truly yours,

DEWITT C. BUTTS, 1323 Monroe St.

MR. S. E. GROSS:

*Dear Sir*—It is with pleasure that I inform you that the place I bought of you last year has more than come up to my expectations; the house, as well as the location. I can therefore, cheerfully recommend you in regard to fair and square dealing.

Yours, etc.,

M. DRYFUS, Chicago Post Office.

MR. S. E. GROSS:

*Dear Sir*—I am perfectly satisfied with the cottage I bought from you two years ago. I consider I have that much saved. It is better than a bank for a poor man.

Respectfully,

D. H. BROOKINGS, 389 Gross Parkway.

MR. S. E. GROSS:

*Dear Sir*—I am well satisfied with the house I purchased from you last June, on your liberal terms, and would say to those who desire to secure for themselves a home, to call on you, as I am fully satisfied you will do the square thing by any one who has any dealings with you. Hoping you may be as successful in the future as in the past, in providing homes for the people, I am, Sir, Yours, etc.,

P. J. O'CONNOR,  
419 Gross Parkway.

MR. S. E. GROSS:

*Dear Sir*—I have bought three lots in your new subdivision at Humboldt Park and Division St., and shall always be obliged to you for enabling me, by your convenient terms, to get these lots. I can now realize a handsome profit on same, and consider the location the best on the West Side. I beg you to accept my thanks for the straight and square treatment I have received by your firm, which I consider the most reliable real estate firm in the city.

Yours respectfully,

JAMES KEARNS,  
Police Officer at West North Ave. Station.

South-east corner Dearborn and Randolph Sts.



Mr. S. E. Gross:

*Dear Sir*—We were the first to buy and occupy one of your Albany Avenue Cottages. We are pleased with our home; like the neighborhood on account of its healthfulness, convenience to cars, schools and churches, and good neighbors. *Our property has increased in value at least 15 per cent. since we purchased it.*

Yours respectfully,

LIZZIE ROOT, 119 Albany Ave.

Mr. S. E. Gross:

*Dear Sir*—A year ago I bought one of your Gross Terrace Cottages and have lived in it since, and am well satisfied with your way of doing business. I think it a great opportunity for people of moderate means to secure a good home. The way my cottage was built and finished has proved in every particular most satisfactory to me.

Your friend,

M. W. GLEASON,  
13 Gross Terrace.

Mr. S. E. Gross:

*Dear Sir*—It gives me pleasure to recommend to all health seekers, and to those desirous of owning their own homes, the houses and cottages erected by you in the vicinity of Garfield Park. I bought one of you over a year ago, and have lived in it ever since, and *am more than satisfied with my selection.*

Yours respectfully,

CHAS. T. HEISER,  
Manager for B. T. Babbitt.

Mr. S. E. Gross:

*Dear Sir*—I am the first settler on Gross Parkway, and have always been satisfied with the bargain and the treatment I received from you.

Yours respectfully,

CHAS. J. NELSON,  
363 Gross Parkway.

Mr. S. E. Gross:

*Dear Sir*—I consider the investment I made on the two lots on Richmond street, near Humboldt Park, a good investment, and believe the property will increase in value.

Yours truly,

A. W. PENDLETON,  
Lieut. Fire Department.

Mr. S. E. Gross:

*Dear Sir*—A number of my friends, with myself, have invested several thousand dollars in lots at Gross Park, one of your subdivisions, believing this property, from its rapid development, and easy and rapid accessibility to city, will soon claim the attention it merits from those wishing or seeking suburban homes.

Respectfully yours,

GEO. W. HEATH,  
Principal Ogden School.

**E. C. Groß:**

Auf Ihre geehrte Anfrage, wie es mir in Groß-Park gefällt, die ergebene Erwiderung, daß der Platz alle meine Erwartungen weit übertroffen hat. Die Verbindung nach der Stadt, sowohl durch Streetcars als auch Eisenbahn, ist ausgezeichnet, und der Gesundheitszustand von Groß-Park vorzüglich. Ich wohne jetzt seit 6 Monaten hier, und hat die reine und gesunde Luft, die wir hier haben, meine Frau und Kind, welche in der Stadt stets gekränkelt haben, vollständig hergestellt. Indem ich Ihnen für Ihren gütigen Rathschlag, mich in Groß-Park anzulassen, bestens danke, empfehle ich mich Ihnen. Hochachtungsvoll,

E. M. Neumann.

Mr. SAMUEL E. GROSS:

Jag är mycket väl belåten med det hus jag köpt af eder, samt vill uttrycka min tacksamhets erkänsla för all den välvilja och ärlighet ni bevisat emot mig.

Med högaktning,  
ANDREW ENGLUND.

# 400 DESIGNS OF HOUSES FREE!!

DO YOU WANT A HOME?

THAT YOU CAN PAY FOR IN SMALL MONTHLY  
PAYMENTS JUST LIKE RENT?

IF SO

## CALL AND CONSULT MY SALESMEN

*They will give you Prices and Terms.*

## YOU CERTAINLY DO NOT KNOW

*How easy it is to own your own home.*

From \$100 to \$500 Cash is all that is Necessary;

I WILL LOAN YOU THE BALANCE.

I HAVE FOR SALE

### 15,000 Lots in 100 Select Subdivisions

Located in all parts of the City and in all directions around it.

### PRICES ON LOTS RANGE FROM \$100 TO \$1,500

TERMS

Small Cash Payment. Balance Small Monthly Payments. No Cash Payment  
Required if you build at once. Money Loaned to Build.

*I have in my office for the free use of customers 400 designs of  
Beautiful City Residences, Suburban Villas  
and Mansions.*

Costing from \$600 to \$5,000. Call and Inspect them.

15,000 People Every Year in this City secure Homes for  
Themselves on my Easy Monthly Payment Plan.

WHY SHOULDN'T YOU?

South-east corner Dearborn and Randolph Sts.



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CCA

**S.E. GROSS**

### Principal City Subdivisions and Towns.

Shows Street and  
Steam Car Lines  
leading to them.

